Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Trewyddfa Common
Morriston
Swansea
City And County of Swansea

£890 Monthly











- Two bedrooms
- Recently renovated
- Enclosed rear Garden
- Convenient locating for M4 and Local amenities
- Available Immediately
- EPC Rating C
- Council Tax Band B

Ref: PRB11957

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Viewing Instructions: Strictly By Appointment Only

General Description

Clee Tompkinson Francis are pleased to present a two bedroom mid terrace property. The property comprises of a Lounge and kitchen/breakfast room to the ground floor. On the first floor there are two bedrooms and a bathroom with shower. There is also an enclosed garden at the rear. Convenient location for access to M4, Swansea centre and Morriston Hospital. Rent £890 PCM, Deposit £990, Council Tax Band B, EPC rating C. Available Immediately.

Accommodation

Entrance Hall

Entered via double glazed entrance door. Stairs to the first floor accommodation. Laminate flooring. Single panel radiator.

Kitchen / Breakfast Room (15' 4" Max x 14' 3" Max) or (4.67m Max x 4.34m Max)

Double glazed window and Upvc door to the rear. Fitted kitchen with central island unit incorporating a stainless steel sink and single drainer. Integrated electric oven and hob with extractor over. Under counter provision for a washing machine. Space for freestanding fridge/freezer. Single panel radiator.



Lounge (12' 5" x 12' 0") or (3.79m x 3.66m)

Double glazed window to front. Laminate flooring. Double panel radiator.

FIRST FLOOR ACCOMMODATION



Bedroom 1 (15' 5" Max x 11' 7" Max) or (4.70m Max x 3.54m Max)

Double glazed window to front. Laminate flooring. Single panel radiator.



Bedroom 2 (11' 0" Max x 8' 6" Max) or (3.35m Max x 2.59m Max)

Double glazed window to rear. Laminate flooring. Airing cupboard housing a gas combination boiler. Single panel radiator.

Bathroom

Double glazed window to side. Suite comprises close coupled WC, wash hand basin set upon a vanity unit and a panelled bath with rainwater style mixer shower over. Chrome heated towel rail. Extractor.



External To Front

To the front of the property there is a forecourt garden which is laid to lawn.

External To Rear

To the rear of the property there is an enclosed garden which is laid to lawn.

Broadband and Mobile phone

Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

EPC Rating:69

Council Tax

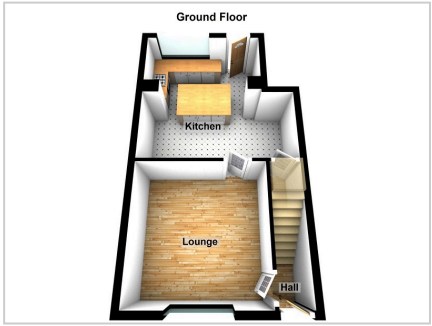
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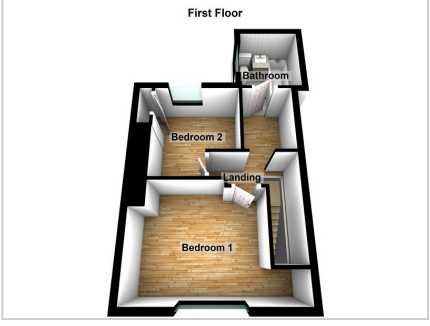
Directions

From Ynysfrogan Roundabout,Head south on B4603 towards Ynysforgan Interchange, At Ynysforgan Interchange, take the 4th exit onto Neath Rd/A4067At the roundabout, take the 3rd exit onto Neath Rd/B4603, The property will be situated on the right hand side.









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