Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Glantawe Street
Morriston
Swansea
City And County of Swansea

£149,995











- Traditional end of terrace property
- Three bedrooms (Two with en suite shower rooms)
- Two reception rooms
- Double glazing and gas combination heating
- Larger than average plot
- Driveway
- Convenient for access to the M4 and hospital
- Walking distance of Morriston centre
- Available with no onward chain
- PLEASE WATCH OUR VIRTUAL VIEWING

Ref: PRL12563

0

Viewing Instructions: Strictly By Appointment Only

General Description

Traditional end of terrace situated in a central and convenient location. Three bedrooms (two with en suite shower rooms). Two reception rooms. Double glazing and gas combination heating. Larger than average plot. Driveway. Convenient location for access to the M4 and Morriston hospital. Walking distance of Morriston centre. Available with no onward chain.

Accommodation

Entrance Hall

Entered via double glazed entrance door. Laminate flooring. Single panel radiator



Lounge/Dining Room (23' 8" x 14' 1") or (7.22m x 4.30m)

Double glazed window to front. Laminate flooring. Access to the under stairs storage cupboard. Two double panel radiators.



Sitting Room (15' 0" x 11' 9") or (4.57m x 3.58m)

Double glazed windows to side and rear. Double glazed french doors to the side. Stairs to the first floor accommodation. Log burning stove within an inglenook style fireplace with timber surround. Ceramic tile flooring.



Kitchen (8' 7" x 8' 3") or (2.62m x 2.52m)

Double glazed windows to side. Fitted kitchen incorporating a stainless steel sink and single drainer. Integrated electric oven and hob with extractor over. Built in microwave. Gas combination boiler. Ceramic tile flooring. Single panel radiator.

Wet Room

Double glazed window to side. Suite comprises close coupled WC, pedestal wash hand basin and a shower enclosure with mixer shower. Double panel radiator. Extractor.

FIRST FLOOR ACCOMMODATION

Bedroom 1 (11' 4" x 10' 10") or (3.45m x 3.29m)

Two double glazed windows to front. Built in wardrobe. Single panel radiator



En-Suite Shower Room

Suite comprises close coupled WC, wall mounted wash hand basin and a shower enclosure with electric shower.



Bedroom 2 (11' 4" x 7' 10") or (3.46m x 2.40m)

Double glazed window to rear. Single panel radiator.



Bedroom 3 (9' 2" x 8' 1") or (2.79m x 2.47m)

Double glazed window to side. Single panel radiator.

En-Suite Shower Room

Suite comprises close coupled WC, wall mounted wash hand basin and a shower enclosure with mixer shower.

External

There is a gravelled driveway to side which extends to a corner plot garden that enjoys a Westerly orientation. Outside tap.

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.

Agents Note

We have been advised that there is Japanese Knotweed in the rear garden, the seller has informed us that a treatment plan in place to eradicate the plant.

Services

EPC Rating:60

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





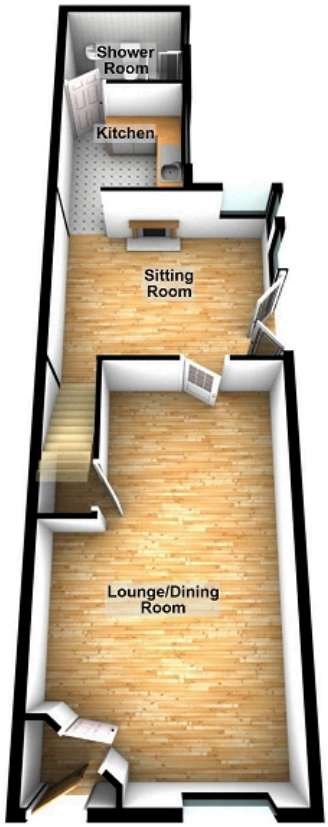









Ground Floor



First Floor



Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.