



359 Trewyddfa Road

Morriston, Swansea, SA6 8PE

Offers in the region of £139,995



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Lounge

21'5" x 14'5" (6.55m x 4.40m)

Spacious and Light lounge, entrance via a uPVC double glazed door with patterned glass, 2 x uPVC double glazed windows to the front, beamed ceiling with 2 x light fittings and 1 x smoke alarm, 2 x radiators, laid carpet, door leading to the kitchen and staircase leading to the first floor.

Kitchen

16'10" x 5'6" (5.14m x 1.69m)

With a range of attractive wall and base units with complimentary oak worksurface over, 1 1/2 bowl stainless steel sink and drainer unit with hot and cold mixer tap over, part patterned wall tiles, integrated electric oven, integrated induction hob with extractor hood over, 2 x uPVC double glazed windows to the rear, 1 x uPVC double glazed door leading to the rear, smooth ceiling with fitted downlighters and 2 x Velux windows, wood effect vinyl cushioned flooring, space for a fridge freezer.

Staircase and Landing

Laid carpet, 1 x uPVC double glazed window to the rear, smooth ceiling with 1 x light fitting, attic hatch and smoke alarm, doors leading to bedrooms 1-3 and bathroom.

Bedroom 1

10'8" x 8'5" (3.26m x 2.58m)

Laid Carpet, 1 x uPVC double glazed window to the front, 1 x radiator, smooth ceiling with 1 x light fitting.

Bedroom 2

10'10" x 7'3" (3.31m x 2.21m)

Laid Carpet, 1 x uPVC double glazed window to the front, 1 x radiator, smooth ceiling with 1 x light fitting.

Bedroom 3

7'6" x 7'3" (2.31m x 2.22m)

Laid Carpet, 1 x uPVC double glazed window to the rear, 1 x radiator, smooth ceiling with 1 x light fitting.

Bathroom

7'2" x 5'6" (2.19m x 1.69m)

Featuring a panelled bath with shower over, low level flush cistern, pedestal wash hand basin, cupboard housing the wall mounted gas boiler, heated towel rail, part wall tiles, smooth ceiling with 1 x light fitting, wood effect vinyl cushion flooring, 1 x uPVC double glazed window with obscured glass. Extractor.

Externally

Externally and to the front there is a patio and decorative chippings where occupiers may enjoy breathtaking views of Llansamlet and surrounding areas, the front enjoys many hours of sunshine in a

tranquil setting. To the rear the garden has been untouched so that occupiers may design as they so wish, with opportunities to terrace etc.

Disclaimer

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Disclaimer general information

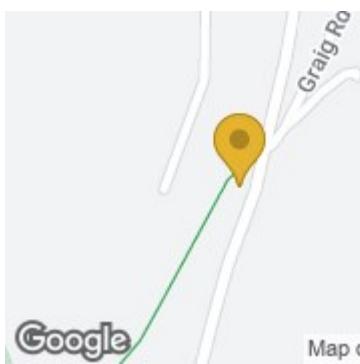
Services: Mains electricity, gas, water and sewerage services. have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations. Important information All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. These particulars are set out as a general outline for guidance. Prospective purchasers/Buyers should satisfy as to their accuracy before entering any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.

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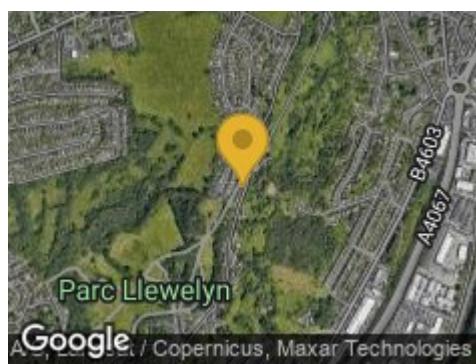
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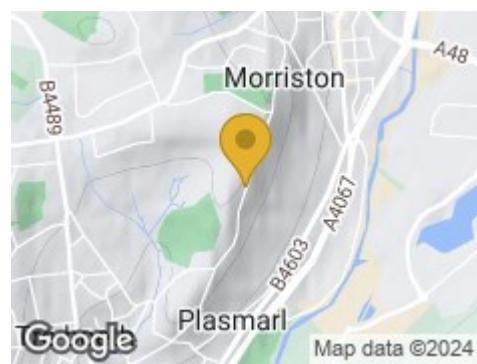
Road Map



Hybrid Map



Terrain Map



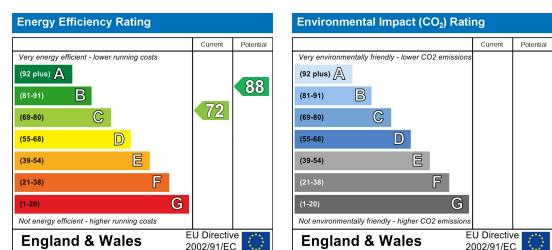
Floor Plan



Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.