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Estate & Letting Agents



142 Clyndu Street, Morriston, Swansea, SA6 7BG

Asking Price: £124,950

- Ideal first time buy or investment opportunity
- Two-bedroom end-terrace home
- Two spacious double bedrooms
- Close to local amenities, schools, transport links
- Turnkey property
- Modern kitchen
- Enclosed low-maintenance rear garden
- Move-in ready



Tel 01792 464757

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Entrance

The property opens into a compact entrance area, with a tiled floor and convenient coat hanging space, providing a practical and welcoming first impression of the home leading directly into the lounge.

Lounge/diner

Spacious lounge diner, open plan living space with stairs to first floor, Laminate oak finish flooring, double glazed windows to front and rear, door to:-

Kitchen

A well presented and fully fitted modern kitchen with a good range of matching base and wall units in high gloss grey with chrome handles, wood effect roll top work surface space and preparation area incorporating sink unit with hot and cold mixer taps over, free standing electric oven, 4 ring gas hob, tiled back panel and extractor canopy over, under counter space for fridge and freezer, floor tiles and double glazed window to side aspect , Door to :-

Utility Area

Tiled flooring continued from kitchen, plumbing for automatic washing machine upvc double glazed glass panel door to rear garden, door to:-

Bathroom

A three piece suite comprising panel bath with chrome mixer tap shower head, low level W.C, wash hand basin, chrome taps, ceramic tile flooring, part tiled walls, inset spot lighting, double glazed frosted window to rear aspect.

First Floor Landing

Double glazed frosted window to rear , Doors to:-

Master bedroom

Spacious double bedroom , double glazed to front aspect

Bedroom 2

With double glazed window looking onto rear garden. built in cupboard with wall mounted boiler (supplying domestic hot water and gas central heating),

External

The property benefits from street parking and is approached via a few steps leading to the main entrance. To the front, you'll find a larger-than-average frontage, laid mainly to lawn, offering a pleasant and open feel to the home. A gravel pathway provides easy access to the entrance. To the rear there is a tiered enclosed low maintenance garden with sitting area and fenced boundaries.

DISCLAIMER

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

