



**The Mill house Cottage, Cwmbath Road,  
Morrison, Swansea, SA6 7AU**  
**Asking Price: £95,000**

- Semi Detached Property
- Open Plan Kitchen / Living Area
- Close to Morrison Centre
- Two Bedrooms
- Close to Morrison Park, DVLA & Hospital
- Gas Central Heating and Double Glazed Windows
- Upstairs Shower Room
- Ideal first home or buy to let property



## GROUND FLOOR

### Open Plan Living / Kitchen

6.80m x 3.72m (22' 4" x 12' 2") Entered by a composite door, radiator, laminated floor, base and wall units with complimentary work tops and laminate splash backs, single stainless steel sink with drainer, Integrated electric oven and hob with an extractor, wall mounted boiler, two double glazed windows to the front and stairs to the first floor.

## FIRST FLOOR

### Bedroom 1

3.21m x 2.82m (10' 6" x 9' 3") Window to the front, laminate flooring, radiator and a loft hatch.

### Bedroom 2

3.91m x 2.38m (12' 10" x 7' 10") 3.91m x 2.38m (12' 10" x 7' 10") Window to the front and radiator.

### Bathroom

Shower enclosure, hand washbasin and WC.

## ADDITIONAL INFORMATION

### Outside

Driveway to the front of the property, with stone chipped area leading to front door.

### Tenure

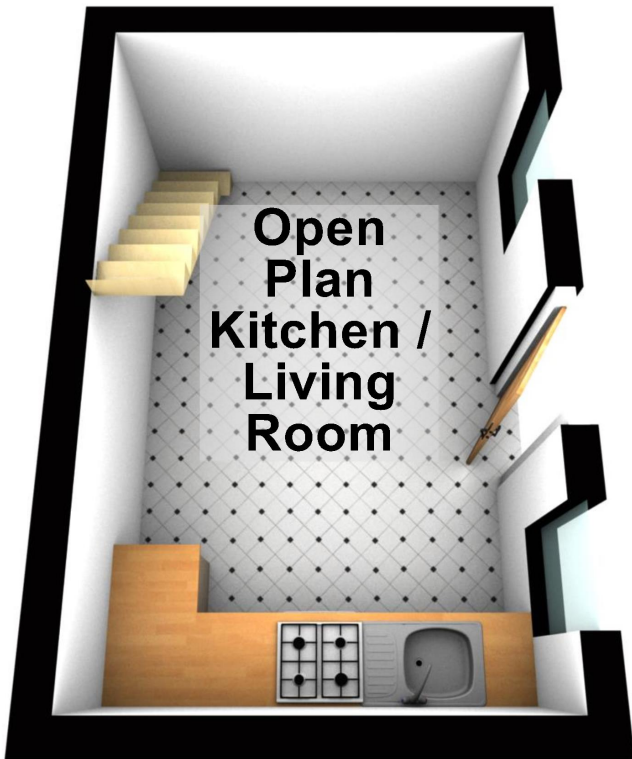
Leasehold - Details available on request

### Disclaimer

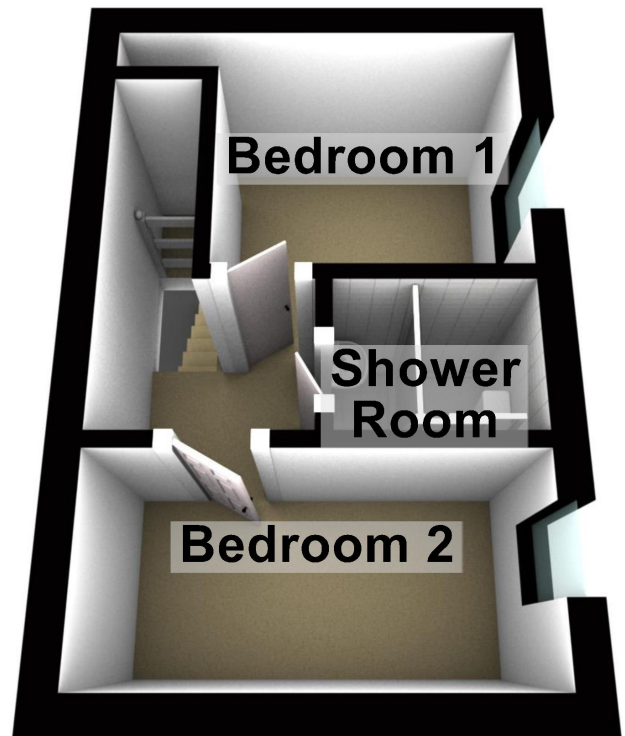
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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.



**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		92
(81 to 91)	B		
(69 to 80)	C	69	
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

