



Penrice Street, Morryston, Swansea, SA6 6HQ

Asking Price: £290,000

- Traditional and Extended Family Home
- Modern fitted kitchen
- Driveway Parking
- Cloakroom
- Three Bedroom Detached Property
- Close to the M4, Morryston Hospital and DVLA
- En-suite and Family Bath and Shower Room



GROUND FLOOR

Inner Porch

Vinyl Flooring, glazed door into hall way

Entrance Hallway

Laminate wood flooring, radiator, stairs to first floor.

Reception 1

7.48m MAX x 4.03m MAX (24' 6" x 13' 3") Engineered wood flooring, two radiators, electric fireplace, double doors to rear and bay window to front.

Kitchen

4.18m x 3.04m (13' 9" x 10' 0") Vinyl flooring, a range of Wren base and wall units with complimentary kitchen worktop. 1.5 basin sink with drainer with plumbing attachments for washing machine, integrated double oven and hob with extractor over, door to reception room and window to side.

Reception 2

3.84m x 3.05m (12' 7" x 10' 0") Carpeted floor, radiator, wall mounted boiler, windows to side and rear and door to garden.

Cloakroom

WC and wash basin.

FIRST FLOOR

Landing

Carpeted floor, Split level stairs and staircase to loft room.

Bedroom One

3.56m x 3.25m (11' 8" x 10' 8") Carpeted floor, radiator and window to rear. Door leading to en-suite.

En-suite

Vinyl flooring, tiled walls, radiator, WC, wash hand basin, shower enclosure and window to side.

Bedroom Two

3.93m x 3.10m (12' 11" x 10' 2") Carpeted floor, radiator, and window to front.

Bedroom Three

2.97m x 1.92m (9' 9" x 6' 4") Carpeted floor, radiator and window to front.

Bathroom

Vinyl floor and tiled walls, pedestal basin, WC, shower, bath tub, radiator and window to side.

Loft Room

Laminate flooring, radiator and two Velux style windows to rear.

Additional Information

Outside

The property is accessed via driveway To the rear is a garden laid to lawn with raised patio area, wooden fence, decked area, outside tap and socket.

Tenure

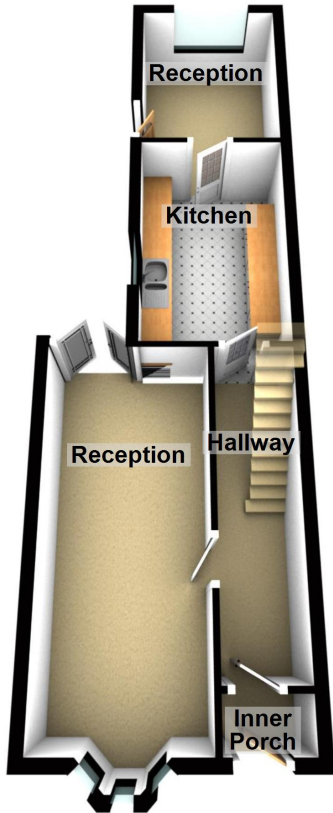
Freehold

Disclaimer

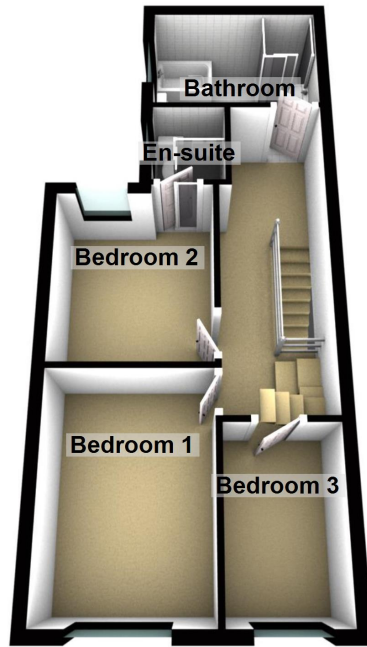
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation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



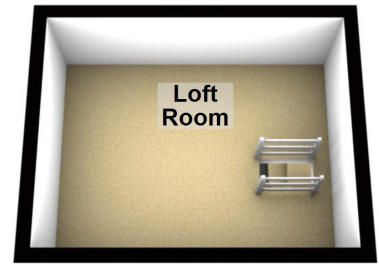
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		75
(55 to 68)	D		
(39 to 54)	E	52	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

