



**58 Lan Street, Morriston, Swansea, SA6 7AY**

**Asking Price: £164,950**

- Located on a generous corner plot
- Downstairs bedroom/office
- Open plan Kitchen / lounge
- Larger than average garden
- 3 bedrooms
- Close To all Local Shops And Amenities
- Modern kitchen
- Recently renovated garage and garden area





**Entrance**

Entered via the open plan kitchen, diner and lounge area.

**Kitchen**

Open plan effect with staircase giving access to the first floor, a range of wall and base units in a medium oak style finish, modern fitted kitchen and central island with breakfast bar, high gloss marble style worktop preparation area, a stainless steel sink unit with a mixer tap over, plumbing for automatic washing machine, space for fridge/freezer, wooden laminate flooring, built in fan assisted electric cooker with 4 ring electric hob, wall mounted boiler (supplying domestic hot water and gas central heating), inset spot lighting, coving and double glazed window and door to the front aspect.

**Lounge/ Diner**

Medium oak laminate flooring, spot lighting, plus feature pendant lighting, open plan living, Doors to:-

**Office / bedroom**

Double glazed windows to side and rear, textured ceiling, laminate flooring

**Utility room**

White base units with chrome handles black speckled worktop surface area, black sink unit with hot and cold mixer tap over, plumbing for washing machine, part tiled walls, double glazed window

**Bathroom**

A three piece suite in white comprising panel bath with electric shower, vanity wash hand basin with storage space under, low level W.C, part tiled walls, ceramic tile flooring, heated chrome towel rail, inset spot lighting, textured ceiling with coving and double glazed frosted windows to rear.

**Conservatory**

Laminate flooring, double glazed double doors and windows

**First floor landing**

Doors to :-

**Bedroom 1**

Double glazed window to front, built in storage cupboard, coving.

**Bedroom 2**

Double glazed window to rear, coving, walk in wardrobe space

**External**

The property sits in a generous size corner plot with front and side gardens laid mainly to lawn with a selection of stone borders, mature shrubs, evergreens and flower borders with wall and fenced boundaries, property also benefits from driveway parking and a separate newly renovated garden area with good sized garage

**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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

