



## Crown Street, Morryston, Swansea, SA6 8BR

Asking Price: £159,000

- Double Fronted Semi Detached • Four Bedrooms Property
- Two Reception Rooms
- Popular And Convenient Residential Area
- Immaculately Presented Throughout
- Ground Floor Bathroom And First Floor Cloakroom
- Ideal First Time Buyer Or Professional Couple





**Lounge**

A striking and spacious room, open plan effect with staircase giving access to the first floor, medium oak effect laminate flooring, fitted coal effect gas fire with wooden mantle and marble hearth, feature archways to recess and double glazed window to front aspect.

**Entrance**

Entered via double glazed front door to:-

**Dining Room/Sitting Room**

With laminate flooring, feature traditional style cast iron fire surround with electric fire and tiled hearth, original moulded coving, picture rail and double glazed window to front aspect.

**Kitchen**

An extremely well presented and modern fitted kitchen with a good range of matching base and wall units in cream with chrome handles and solid wood work surface space and preparation area incorporating one and a half bowl ceramic sink unit with hot and cold mixer taps over, built in Bosch fan assisted electric cooker, and grill, 4 ring gas hob with glass and stainless steel extractor canopy over, plumbing for both automatic washing machine and dish washer, ceramic tile flooring, part tiled walls, space for fridge/freezer, breakfast bar, double glazed window to side aspect, double glazed door giving access to the side and further door to:-

**Shower Room**

A three piece suite comprising glazed walk in shower cubicle housing mains shower, his and hers vanity wash hand basins, low level W.C, ceramic tile flooring, heated towel rail, inset spot lighting, coving and double glazed window to side aspect.

**First Floor Landing**

With laminate flooring, Velux roof window and doors to:-

**Master Bedroom**

With laminate flooring, attic hatch and double glazed window to front aspect.

**Bedroom Two**

With laminate flooring and double glazed window to front aspect.

**Bedroom Three**

With laminate flooring and double glazed window to side aspect.

**Bedroom Four**

Currently used as a study/office but for the larger a family a small child's bedroom.

**Cloakroom**

A two piece suite comprising low level W.C, wash hand basin, extractor fan and laminate flooring.

**External**

A small enclosed and low maintenance side garden with paved patio area, wall boundaries, outside water tap, security lighting and wooden gate giving access to front.

**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>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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	

