

FOR SALE

£160,000 Freehold



38 Bath Road, Morriston, Swansea. SA6 7AP

- Mid Terraced Property
- Two Double Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Lounge with Bay Window
- Rear Enclosed Garden
- Ideal First Time Buy
- Freehold



PROPERTY DESCRIPTION

A well presented, mid-terraced property in the popular location of Morriston. Offering an open plan Kitchen/Diner and lounge to the ground floor, with two double bedrooms and bathroom to the first floor. This lovely property offers good access to Morriston Hospital, the DVLA and M4 motorway, and is set within walking distance to the array of local amenities in Morriston Town Centre. Externally, the property offers a low maintenance paved garden with decked seating area.



ROOM DESCRIPTIONS

Ground Floor

Entrance / Hallway

3.34m x 1.68m (10' 11" x 5' 6") Entered via uPVC door, vinyl flooring, radiator, stairs to first floor, under stair storage cupboard.

Lounge

3.36m x 3.01m (11' 0" x 9' 11") Fitted carpet, uPVC double glazed bay window to front, radiator.

Open Plan Kitchen/Dining

Dining Room

4.80m x 3.54m (15' 9" x 11' 7") Vinyl flooring, spot lighting, radiator.

Kitchen

4.80m x 2.62m (15' 9" x 8' 7") A range of modern fitted wall and base units with breakfast bar, sink with half bowl and drainer, 4 ring electric hob with oven under and extractor over, uPVC double glazed window to rear with lovely views, vinyl flooring, spot lighting, radiator, uPVC door leading the rear garden and uPVC window with obscured glass.

First Floor

Bedroom One

4.79m x 3.19m (15' 9" x 10' 6" to furthest point, L Shaped Room) Fitted carpet, uPVC double glazed window to front, radiator.

Bedroom Two

3.79m x 3.68m (12' 5" x 12' 1" To furthest point, L Shaped Room) Fitted carpet, uPVC double glazed window to rear, radiator.

Bathroom

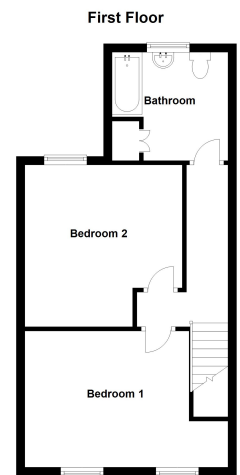
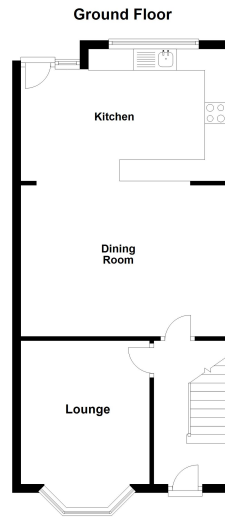
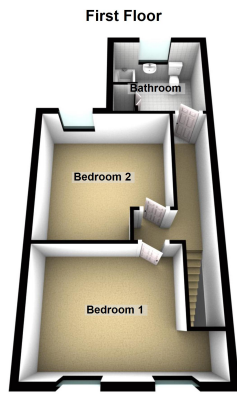
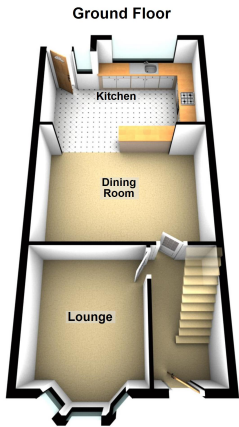
3.10m x 2.77m (10' 2" x 9' 1") A modern three piece suit comprising low level WC, wash hand basin, bath with shower over and glass shower screen, vinyl flooring, partially tiled walls, uPVC double glazed frosted window to rear, towel radiator, spacious airing cupboard housing boiler.


External

The front of the property offers a small forecourt. To the rear, is a neat low maintenance paved garden with decked seating area. Rear gated access.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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