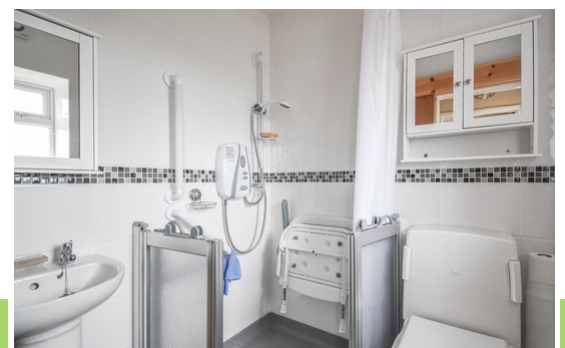




13 Parc Road, Morrision, Swansea, SA6 8HY

Asking Price: £130,000

- Two Double Bedrooms
- Offered To The Market With No Onward Chain
- Enclosed & Secure Garden With Far Reaching Views
- Downstairs Three Piece Shower Room
- Far Reaching Views To Front Of Property
- Semi Detached Family Home With Off Road Parking



Entrance Hall

Stairs to first floor landing, doors to:-

Shower Room

Front aspect opaque glazed window, tiled and part glazed shower cubicle with electric shower, pedestal wash hand basin, WC, radiator and extractor fan.

Lounge

4.31m x 3.19m (14' 2" x 10' 6") Dual aspect glazed windows and a radiator.

Kitchen

4.26m max x 2.96m max (14' 0" max x 9' 9" max) Side aspect glazed window, side aspect opaque glazed door to garden, range of eye and base level cupboards and drawers, roll top work surfaces, stainless steel single drainer sink unit, storage cupboard under stairs, space and plumbing for washing machine, space for cooker and a radiator.

First Floor Landing

Access to loft space and doors to:-

Bedroom One

3.97m x 3.23m (13' 0" x 10' 7") Front aspect glazed window and a radiator.

Bedroom Two

3.97m x 3.03m (13' 0" x 9' 11") Front aspect glazed window and a radiator.

Outside

To the front is a drive-way providing off-road parking with path leading to front door, lawned front garden with far reaching views across Swansea Valley. To the rear of the property is an enclosed garden and a paved patio.

INFORMATION**Tenure**

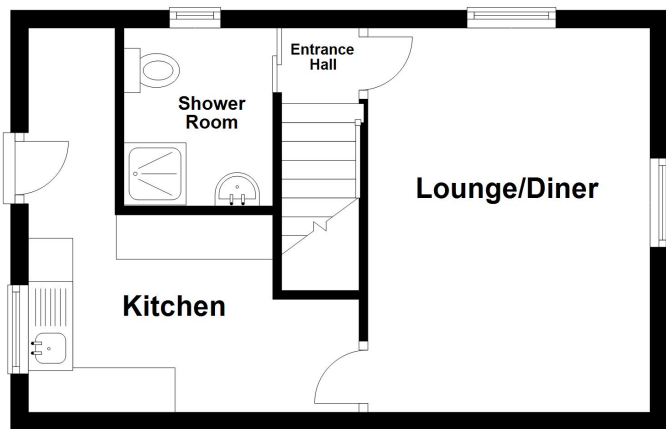
We believe the property to be Freehold.

Disclaimer

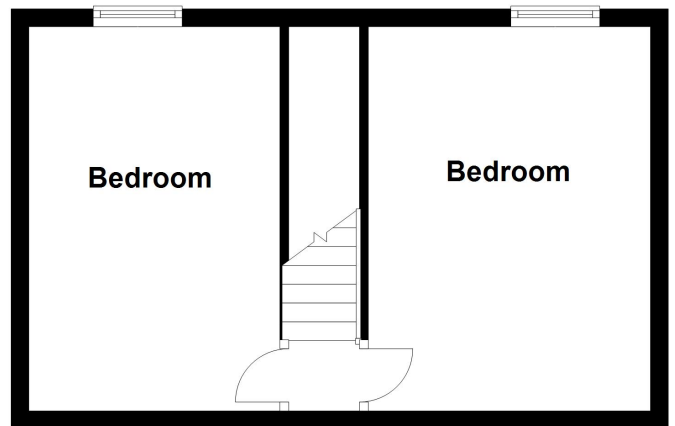
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		90
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	57	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

