



Long View Road offers over £120,000

- Two bedrooms
- Semi-detached
- No on-going chain
- Close proximity to local amenities
- Great first time buy/ buy to let opportunity
- EPC Rating: E



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About the property

New to the market and offered with no ongoing chain is this two bedroom semi-detached house situated within close proximity to Morriston town centre, local schools, shops and M4 transport links. The accommodation briefly comprises; entrance hall, lounge/diner and kitchen to the ground floor and to the first floor there are two bedrooms one of which has a rear balcony and a family bathroom. The property further benefits from being on a larger than average plot with the potential of creating ample off road parking (subject to planning) and a generous rear garden. This is an ideal first time or investment opportunity and viewing is highly recommended to appreciate the potential of this property. Please contact Peter Alan Morriston to arrange a viewing on 01792 798201 or book 24/7 on our website.

Accommodation

Ground Floor

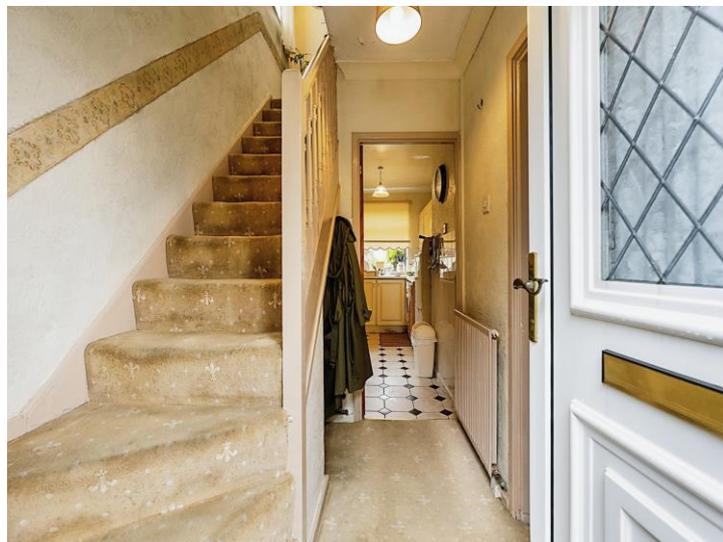
Entrance Hall

UPVc partial glazed door to the front of the property allowing access into the entrance hall which is laid to carpet, carpeted staircase to the first floor, doors leading into lounge/diner and kitchen.

Lounge/Diner

18' x 11' plus door recess (5.49m x 3.35m plus door recess)

UPVc double glazed window to the front of the property, UPVc French doors to the rear of the property opening onto the rear garden, fitted carpet and coving to the ceiling.



Kitchen 11' x 7' max (3.35m x 2.13m max)

UPVc double glazed window to the rear, UPVc partial glazed door to the side leading to the rear garden, tiled floors, range of matching wall and base units with worktop over, tiled splashback, stainless steel sink with mixer tap, built under oven and gas hob, space and plumbing for washing machine, space for fridge/freezer, built in extractor.

First Floor

Landing

UPVc double glazed window to the side, fitted carpet, loft access, storage cupboard housing combi boiler doors leading to two bedrooms and family bathroom.

Bedroom One 9' x 15' 10" plus storage cupboard (2.74m x 4.83m plus storage cupboard)

UPVc double glazed window to the front of the property, built in storage cupboard, fitted carpets and coving to the ceiling

Bedroom Two

8' 10" x 11' (2.69m x 3.35m)

UPVc double glazed doors to the rear opening onto the rear balcony overlooking the garden, fitted carpet and coving to the ceiling.

Bathroom

UPVc double glazed window to the rear with obscured glass insert, fitted carpet, bath with mixer tap and hand held shower, tiled splashbacks, wash hand basin, WC and radiator.

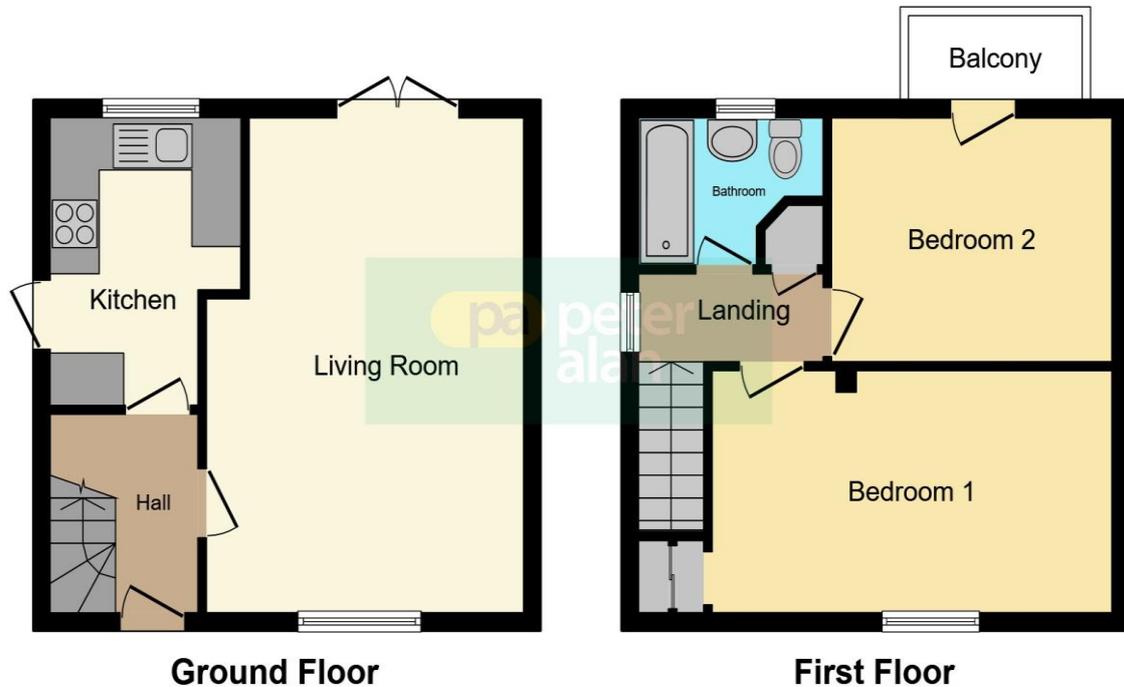
Externally

To the front of the property you will find a large front garden laid mainly to lawn, with several mature trees, there is a potential to add off road parking to the front (Subject to planning approval) there is side access via a gate leading to the rear garden. To the rear of the property you will find an enclosed garden, laid mainly to lawn, directly off the lounge there is a patio area and small pond with balcony overhead, there is a brick built storage shed with additional garden space to the rear.

01792 798201

morrison@peteralan.co.uk

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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