



Pentremalwed Road, offers over £140,000

- Three Bedrooms
- Two reception Rooms
- Great first time purchase
- Well presented
- Off-road Parking
- EPC Rating: D



 3  1  1



About the property

A well-presented 3 bedroom mid-terraced house offered for sale in the quiet Cul-de-sac of Pentremalwed, Morriston. Situated within walking distance to Morriston town centre, local transport links and local schools and further benefitting from fantastic views across Swansea to the front of the property. The accommodation briefly comprises; entrance hall, 2 reception rooms, kitchen, Utility area and Bathroom to the ground floor and to the first floor there are 3 bedrooms one with an ensuite toilet. To the outside there is an expansive rear garden. The property further benefits from off road parking plus the option to create a garage (STPP) to the rear, accesses via a private gated lane, UPVC double glazing throughout and gas central heating. Viewing is highly recommended and would make an ideal first time purchase. Please call Peter Alan Morriston to arrange a viewing on 01792 798201 or book 24/7 on our website.

Accommodation

Entrance Hall

Enter the property via a uPVC half glazed composite door. Fitted carpet. Radiator. Door leading to the dining room. Carpeted stairs leading to first floor.

Lounge 10' 7" x 8' 10" plus recess (3.23m x 2.69m plus recess)

uPVC double glazed window to the front. Fitted carpet. Featuring a coal-effect electric fireplace with surround. Coving and spotlights to the ceiling. Build in recess shelving.

Dining Room 10' 9" x 9' 1" plus recess (3.28m x 2.77m plus recess)

uPVC double glazed window to the rear. Continuation of fitted carpet. Coving and spotlights to the ceiling. Shelved recesses. Radiator.

Kitchen 10' 5" x 8' 1" (3.17m x 2.46m)

uPVC double glazed window to the side. Laminate flooring. Range of matching wall and base units with laminate worktop over. Ceramic 1 1/2 bowl sink with mixer tap. Built in eye level oven and microwave. Built in slimline dishwasher.



Gas hob with integrated extractor fan overhead. Integrated fridge/freezer. Understairs larder with storage. Tiled splashbacks. Door leading to rear hall.

Rear Hall

uPVC double glazed door to the side with access to the rear garden. Continuation of laminate flooring. Utility storage area with plumbing for washing machine. Door to bathroom.

Bathroom

uPVC double glazed composite window to the rear. Tiled walls and flooring. L shaped shower/bath with mixer tap and wall mounted mixer shower. Folding glass screen and panel. Built in WC. Wash hand basin with mixer tap and vanity storage.

First Floor

Landing

Fitted carpet. Loft access. Storage cupboard above the stairs. Coving to the ceiling. Radiator.

Bedroom One 10' 10" x 12' 5" (3.30m x 3.78m)

Two uPVC double glazed windows to the front with fantastic hillside views. Coving to the ceiling. Fitted grey carpets. Fitted wardrobe. Radiator.

Bedroom Two 10' 10" x 6' 6" (3.30m x 1.98m)

uPVC double glazed window to the rear. Fitted carpet. Coving to the ceiling. Radiator.

Bedroom Three 8' x 8' 2" plus door recess (2.44m x 2.49m plus door recess)

uPVC double glazed window to the side. Fitted carpet. Radiator.

Ensuite

Fitted carpets. WC with integrated sink and mixer tap. Spotlight to ceiling. Wall mounted combi boiler.

Externally

To the front of the property there are steps leading up. The front garden is laid to patio. There is side gate access to the rear garden. To the lower tier there is a courtyard area with a wooden shed. To the first tier there is a slabbed patio area along with a lawn area and a greenhouse. The second tier is laid to lawn. The final tier is also laid to lawn with rear gate access for additional off road parking. As advised by the owners, this area previously housed a garage so there is opportunity for a double garage along with a double driveway should you wish.

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let