



46 Waun Road, Swansea, SA6 6JY  
£135,000

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A substantial two bedroom semi detached home situated on Waun Road, Morriston.

Boasting a lounge/diner, kitchen/breakfast room, two double bedrooms and a large bathroom with four piece suite.

Benefiting further from a large basement with electricity sockets and lighting plus a generously sized rear garden.

Set within close proximity to the local schools and amenities.

A perfect first time buy or investment.

Must be seen!!!

## Property Description

### Entrance

Entered via an obscure uPVC double glazed door with obscure uPVC double glazed window into:

Hallway 2.61

Coving to ceiling, radiator, stairs to first floor with storage cupboards under, dado rail, wood effect laminate flooring, glazed doors into:

Lounge/Diner 3.56 into coving x 5.84

Coving to ceiling, uPVC double glazed bay window, uPVC double glazed window, wood effect laminate flooring, radiator x2, electric fire with wooden surround.

Kitchen/Breakfast Room 2.59 x 3.62

Fitted with a range of matching wall and base units with work surface over, stainless steel sink with drainer and mixer tap, space for freestanding electric cooker, space for fridge/freezer, tiled splash back, wood effect laminate flooring, radiator, uPVC double glazed window, wooden glazed door to:

Porch 1.25





uPVC double glazed windows, Perspex roof, part tiled walls, steps down to uPVC double glazed door.

Landing

Coving to ceiling, uPVC double glazed window, dado rail, doors to:

Bedroom Two 3.58 x 2.69

uPVC double glazed window, wood effect laminate flooring, picture rails, coving to ceiling.

Bedroom One 3.58 into alcoves x 3.03

Coving to ceiling, picture rails, uPVC double glazed window, wood effect laminate flooring.

Family Bathroom 2.60 x 3.60

Fitted with a four piece suite comprising of bath, double shower, W.C and wash hand basin, vinyl flooring, part tiled walls, obscure uPVC double glazed window x 2, door to airing cupboard with built in shelving and radiator, radiator to wall.



Basement

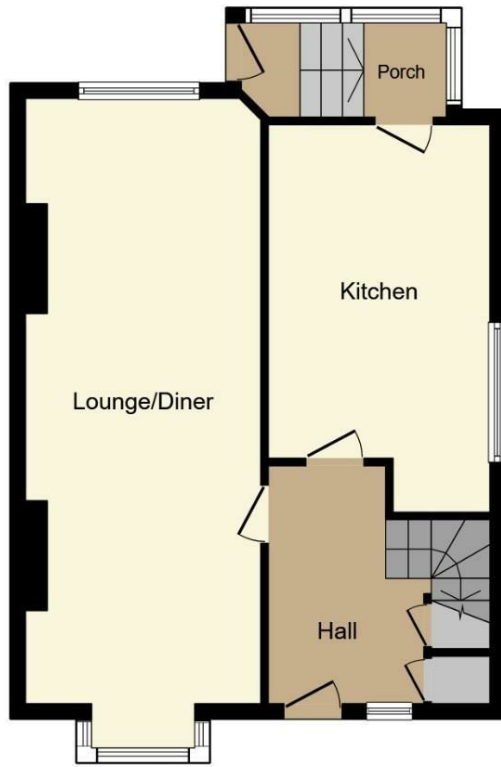
This generously sized basement had been sectioned to provide separate areas used for storage areas and a workshop.

External

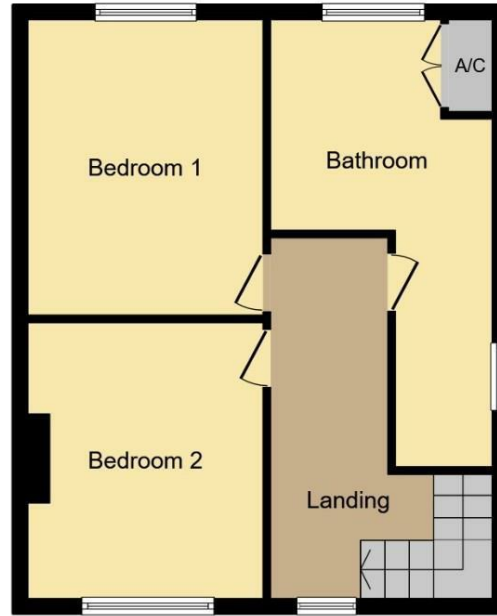
Boasting side pedestrian access via a wooden gate to the side of the property into the rear garden which has a paved patio, artificial lawn areas and flower beds with a pathway leading to the garage with lighting and power with parking space in front. The garage is access via a side lane. Benefiting further from a coal shed and outside W.C. Plus a large basement with power sockets and lighting.

Must be seen.

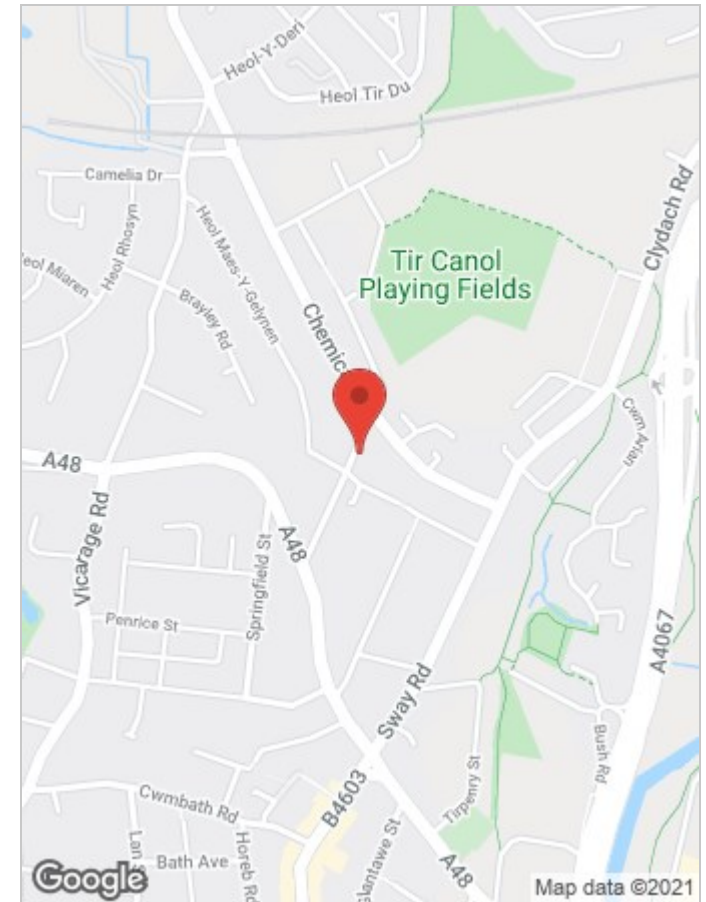




**Ground Floor**



**First Floor**



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

### Viewing

Please contact our No. 86 Estate Agency Office on 01792 348200 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		55	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	