



75 Bryn Eglur Road
Morrison, Swansea, SA6 7PQ
Offers Over £120,000



GENERAL INFORMATION

OFFERS OVER £120,000

Enjoying views towards Swansea Bay a two bedroom semi-detached property, kitchen\breakfast room, gas combination heating, UPVC double glazing, terraced rear garden, side driveway. Freehold. No Chain. EPC - D.

PLEASE NOTE: The property is currently subject to a registered lease. We are advised that the vendor's solicitor is applying to Land Registry to remove the lease, as well as possessory title for a parcel of land to the rear to be included in the title. There is no guarantee that this would be granted and the timescales involved. For anyone looking to purchase this property, we would advise you to seek further information from your legal advisor.



FULL DESCRIPTION

ENTRANCE HALLWAY

FRONT

LOUNGE

18'7" x 13'3" max (5.66 x 4.04 max)

REAR

PLEASE NOTE:

KITCHEN/BREAKFAST ROOM

12'7" x 8'0" (3.84 x 2.44)

FIRST FLOOR

LANDING

BEDROOM 1

13'3" max x 12'2" (4.04 max x 3.71)

BEDROOM 2

11'0" x 6'9" (3.35 x 2.06)

BATHROOM

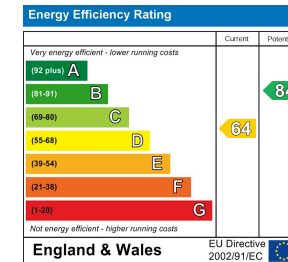
EXTERNAL

FLOOR PLAN



While every effort has been made to ensure the accuracy of the floor plan, the agent does not accept any liability for errors or omissions. The floor plan is provided for information only and should not be relied upon for legal purposes. The floor plan is provided on an 'as is' basis and the agent does not accept any liability for errors or omissions. The floor plan is provided on an 'as is' basis and the agent does not accept any liability for errors or omissions. The floor plan is provided on an 'as is' basis and the agent does not accept any liability for errors or omissions.

EPC



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 or representations 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.

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