













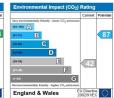
# 69 Dinas Street, Plasmarl SA6 8LJ

£69,950

Two Bedroom Mid Terrace Modernisation Required Good Sized Garden FFR F49







#### KJ/RO/060095/190219

# **DESCRIPTION**

A two bedroom mid terrace property has come onto the market in the Plasmarl area of Morriston. The property is well located for access to the Enterprise Park at Llansamlet, Morfa Retail Park, the Liberty Stadium and main bus routes into Swansea City Centre. The property would be of interest to investors and persons looking to put their own stamp on a property alike.

Please be advised the vendor is in the process of extending the lease, to run concurrently with the sale.

#### **ENTRANCE HALL**

Enter via wooden door, door to storage cupboard, door to;

# **RECEPTION ONE**

10'4 x 9'3 (3.15m x 2.82m)

Double glazed window to front, double radiator, opening to;

#### **RECEPTION TWO**

10'8 x 12' (3.25m x 3.66m) Tiled fireplace and hearth, door to stairs, door to;

#### **KITCHEN**

10'3 x 7'4 (3.12m x 2.24m)
Range of base units, roll top work surface stainless steel sink and drainer, window to rear, door to:

# **REAR PORCH**

Door to rear garden, door to;

# SHOWER ROOM

Obscure window to rear, wash hand basin, low level WC, shower cubicle.

# FIRST FLOOR LANDING

# **BEDROOM ONE**

13'6 x 9'6 (4.11m x 2.90m)

Double radiator, double glazed window to front.

# **BEDROOM TWO**

Window to rear, door to storage cupboard housing tank.

#### **EXTERNALLY**

Please note to the rear there is a right of way behind the property. Steps lead to a lawned area which has mature shrubs and plants. There is also a **GREENHOUSE**. To the front is a walled front garden laid to lawn with steps to a path leading to front door.

# **SERVICES**

We are advised all mains services are connected to the property.

#### **PLEASE NOTE**

Please note there is knotweed within 7 meters of the boundary.

# **PLEASE NOTE**

\*\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

#### **VIEWING**

By appointment with the selling Agents on 01792 311910 or e-mail morriston@johnfrancis.co.uk

# **OUR OFFICE HOURS**

Monday to Friday 9:00am to 5:30pm Saturday 9:00am to 4:00pm

#### **TENURE**

We are advised that the property is Leasehold

#### **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

#### **DIRECTIONS**

From our Morriston Office, proceed onto Woodfield Street which continues onto Martin Street. At the roundabout, take the fourth exit onto Neath Road. Proceed along passing the car garages and take a right-hand turn into Dinas Street and then an immediate left where the property will be located on the right-hand side as identified by our John Francis For Sale board.