

NEW PRICE



69 Dinas Street, Plasmarl SA6 8LJ

£69,950

Two Bedroom Mid Terrace
Modernisation Required
Good Sized Garden
EER E49

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
88	88	47	47
49	49	42	42

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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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.