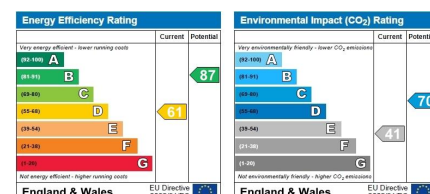




**41 Maes Y Gwernen Road,
Cwmrhydyceirw SA66LL**

Offers in the region of £139,950

**Two Bedroom Mid Terrace House
Generous Front And Rear Garden
Great Transport Links
Popular Location
EER : D61**



TS/DT/71339/260719

DESCRIPTION

We bring to the market this two bedroom, mid terrace home located in the popular residential area of Morriston, enjoying easy access to the M4 Motorway, local schools, amenities and Morriston Hospital.

The property benefits from generously sized, light and airy rooms, together with good sized front and rear gardens. The property has been updated by the current owner, whilst leaving plenty of scope for the incoming purchaser to make it their own.

HALLWAY

Enter via double glazed door, radiator, coved ceiling, stairs to first floor, door to:

KITCHEN

11' x 6' (3.35m x 1.83m)

Double glazed window to rear, fitted with a range of wall and base units with worktop, stainless steel sink, door to:

RECEPTION ROOM ONE

11'4 x 9'5 (3.45m x 2.87m)

Radiator, coved ceiling, sliding double glazed door to:

CONSERVATORY

12'4 x 8'5 (3.76m x 2.57m)

Radiator, tiled floor, door to exterior, door to:

CLOAKROOM

WC, wash hand basin.

RECEPTION ROOM TWO

10'8 x 10'2 (3.25m x 3.10m)

Double glazed bay window to front, radiator.

FIRST FLOOR LANDING

Loft access, doors to:

BEDROOM ONE

10'8 x 10'2 (3.25m x 3.10m)

Double glazed window to rear, radiator, storage cupboard housing boiler.

BEDROOM TWO

10'8 x 10'2 (3.25m x 3.10m)

Double glazed window to front, radiator.

DRESSING ROOM

Double glazed window to front, a range of fitted wardrobes and drawers.

BATHROOM

Double glazed window to rear, radiator, suite comprising of WC, wash hand basin, shower cubicle, tiled walls.

EXTERNALLY

The front area is laid to lawn with a range of mature shrubs and a path to the front door. To the rear the garden is laid to lawn with a **SHED**, a **GARAGE** with power, rear access via gate.

SERVICES

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

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 Freehold

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 junction 45 of the motorway at Ynysforgan take the second exit onto Llanllienwen Road proceed along to the roundabout taking a left turning onto Maes Y Gwernen Road whereby the property will be located on the left hand side.