

NEW  
INSTRUCTION



## 94 Graig Road, Morrison SA6 8PQ

**£75,000**

Semi Detached 2 bedroom House  
Stunning Views  
Good Size Rear Garden  
Freehold  
No Chain

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

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.

## DESCRIPTION

Holiday Home, Buy-To-Let or First Time Buy Purchase!

This property benefits from stunning, far reaching views across Morriston, enjoyable from the front and rear garden.

There is shared off road parking and also a lockable garage, offering that all important storage!

Located with easy access to the M4 motorway, Morriston hospital and the DVLA. Please book in now to really appreciate what this property has got to offer.

EPC: TBC

## PORCH

Enter via double glazed front door, double glazed windows to front and side, entrance to:

## LOUNGE

14'4/11'11 x 14'1 (4.37m x 4.29m)

Wood burner with wooden mantle over, stairs to first floor, door to storage cupboard, wooden flooring, radiators, door to:

## KITCHEN

14'3 x 7'1 (4.34m x 2.16m)

Double glazed windows to front and side, double glazed skylight, range of wall and base units, stainless steel sink, Bosch double electric oven, 4 ring electric hob with extractor hood over, space for fridge/freezer, tiled flooring, radiator,

door to:

## UTILITY

7' x 3'11 (2.13m x 1.19m)  
Space for dishwasher, Ideal combination boiler, door to:

## HALLWAY

Vinyl flooring, door to:

## CLOAKROOM

WC, wash hand basin.

## SUN ROOM

7'2 x 7'8 (2.18m x 2.34m)  
Polycarbonate roof, vinyl flooring, radiator.

## FIRST FLOOR LANDING

Access to loft, carpet flooring, door to:

## BEDROOM ONE

9'8 x 8'6 (2.95m x 2.59m)  
Double glazed window to front, carpet flooring, radiator.

## BEDROOM 2

8'6/7'6 x 5'3/3'8 (2.59m x 1.60m)  
Single glazed window to rear, carpet flooring, radiator.

## BATHROOM

5'6/3'4 x 5'9/3'6 (1.68m x 1.75m)  
Walk-in shower cubicle, WC, wash hand basin, spotlights, extractor fan, heated towel rail, tiled flooring.

## EXTERNALLY

To the front of the property is a **CAR PORT** for one vehicle with steps leading up to the property with shrubs and lawned area. There is also a decked area to the side, lawned area, **SUMMER HOUSE**.

## SERVICES

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

## VIEWING

By appointment with the selling Agents on 01792 653508 or e-mail swansea@johnfrancis.co.uk

## OUR OFFICE HOURS

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

## FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisSwan or on facebook www.facebook.com/JohnFrancisEstateAgents

## TENURE

We are advised that the property is Freehold

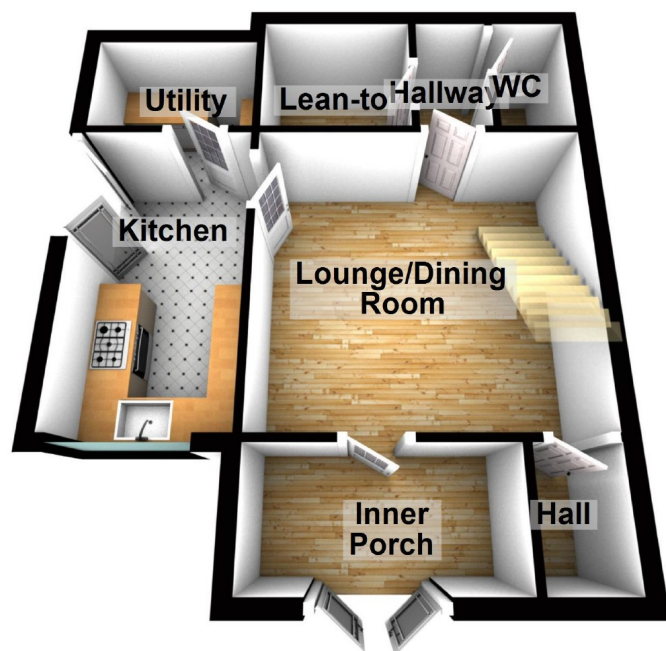
## GENERAL NOTE

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 M4 Motorway at Ynysforgan, take a left-hand turning onto the dual carriageway. Proceed to the roundabout and take the fourth exit onto Neath Road and then first right onto Clyndu and follow the road and take a fourth left onto Graig Road where the property will be on your right.

## Ground Floor



## First Floor



For illustration purposes only. Not to scale.

Plan produced using PlanUp.

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Francis**

[www.johnfrancis.co.uk](http://www.johnfrancis.co.uk)