



32 Green Street, Morrision, Swansea, SA6 8DE

Offers In The Region Of £89,950

Two bedroom terraced property, ideal for first time buyers and buy to let investors as has been successfully let for the last 18 years. The property's location gives superb access to a range of shops on Morrision High Street and Llansamlet Retail Parks, local amenities including both English and Welsh medium schools, as well as good road links to the M4 corridor.

The property briefly comprises to the ground floor of a hall, open plan lounge/dining area, kitchen, rear porch and bathroom. To the first is a landing and two bedrooms. Benefits include gas central heating provided by a recently installed gas combination boiler and newly fitted glass-fibre roof to the kitchen/bathroom area.

No Chain. EPC Rating - D.

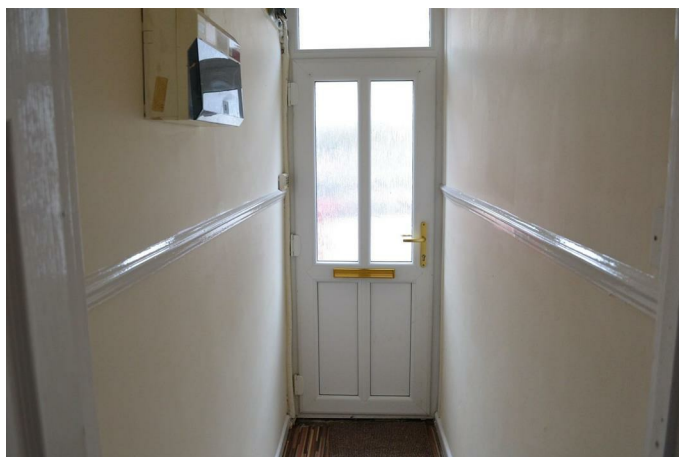
The Accommodation Comprises

Ground Floor

Entrance

Entry via upvc door to hall.

Hall



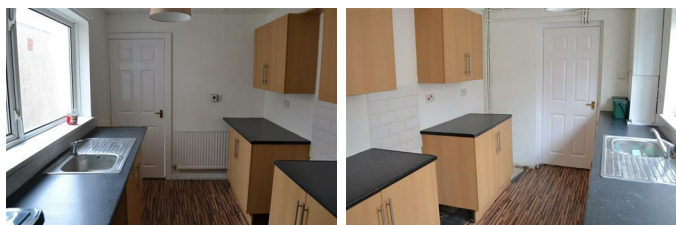
Vinyl flooring, door to lounge.

Lounge 21'5" x 14'0" (6.53 x 4.26)



Double glazed windows to front and rear, carpeted, two radiators, storage cupboard under stairs.

Kitchen 11'10" x 7'3" (3.60 x 2.21)



A range of eye level and base units with worktop over, inset stainless steel sink with drainer and mono mixer tap, wall mounted gas combination boiler, space for cooker, plumbing for washing machine/dishwasher, vinyl flooring, double glazed window to side

Rear Porch

Vinyl flooring, door to rear garden.

Bathroom



Three piece suite comprising of pedestal wash hand basin, WC and bath with shower over, tiled floor and walls, frosted double glazed window to rear, radiator.

First Floor

Landing

Carpeted.

Bedroom 1 9'11" x 13'8" (3.02 x 4.17)



Double glazed window to front, carpeted, radiator.

Bedroom 2 11'2" x 10'2" (3.41 x 3.09)

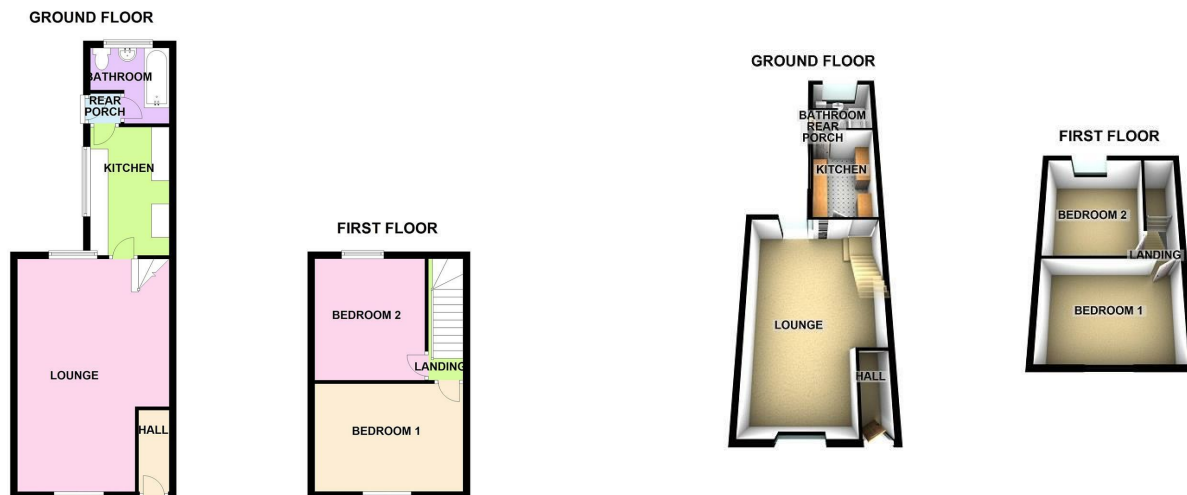
Double glazed window to rear, carpeted, above stairs storage cupboard, radiator.

Rear Garden

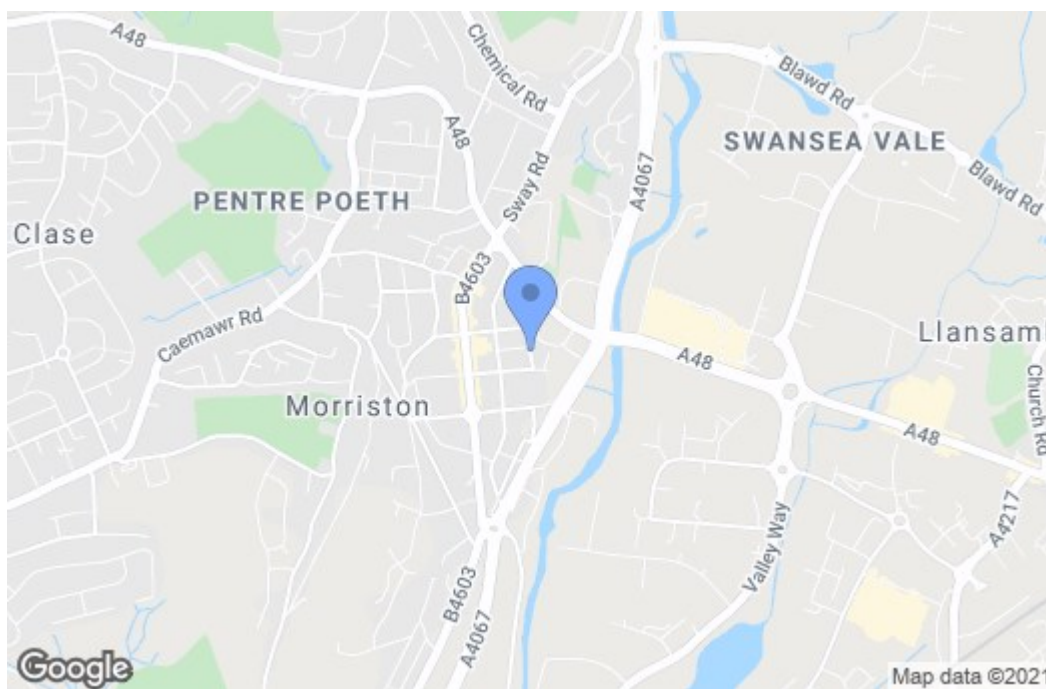


Patio rear garden with access via right of way to rear gate.

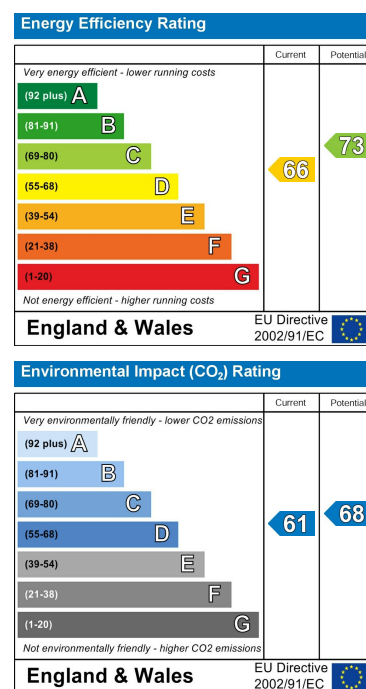
Floor Plan



Area Map



Energy Efficiency Graph



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