



109 Chemical Road, Morriston, Swansea, SA6 6JF

Asking Price £104,950

A spacious two bedroom semi detached property situated convenient for the M4, Morriston Town, Schools, DVLA and the Hospital.

The accommodation comprises of an entrance porch, hallway, lounge/dining room, bathroom and kitchen on the ground floor. On the first floor there are two double bedrooms with an en-suite cloakroom off the master bedroom.

The property benefits from gas central heating, double glazing and a rear garden. EPC Rating - E

The Accommodation Comprises

Ground Floor

Porch

Entered via door to front.

Hall

Staircase to first floor, dado rail, radiator.

Lounge 10'11" x 11'10" (3.33 x 3.60)



Window to rear, radiator, coved ceiling, under-stairs storage cupboard, open plan to the dining area.

Dining Area 11'10" x 10'6" (3.60 x 3.20)



Aluminium double window to front, radiator, dado rail, coved ceiling.

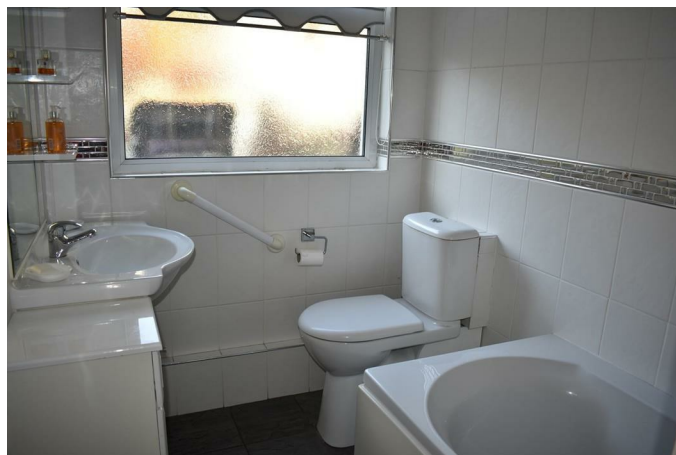
Kitchen 12'4" x 9'2" (3.77 x 2.79)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel

sink with tiled splashbacks, plumbing for washing machine, built-in eye level electric oven, built-in four ring gas hob with extractor hood over, built-in microwave, radiator, uPVC glazed window and door to rear.

Bathroom



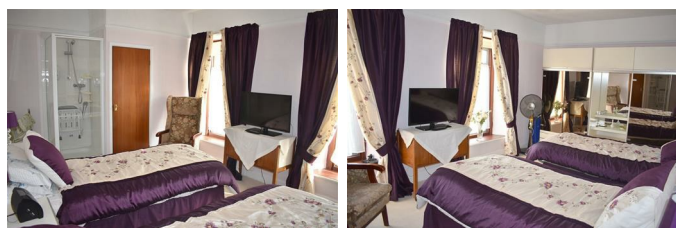
Three piece suite comprising bath with shower over, vanity wash hand basin and WC. Tiled walls, heater towel rail, tiled flooring, uPVC frosted double glazed window to rear.

First Floor

Landing

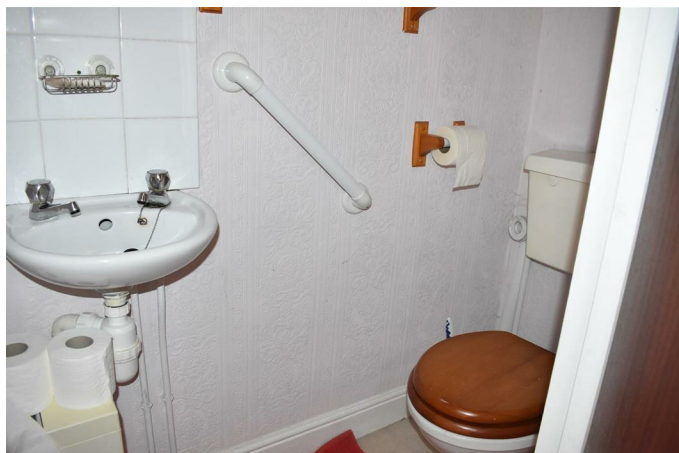
UPVC double glazed window to rear.

Bedroom 1 10'6" x 15'2" (3.20 x 4.63)



Two aluminium double glazed windows to front, radiator, access to loft, tiled shower cubicle.

WC



Two piece suite comprising, wash hand basin and WC.

Bedroom 2 10'11" x 12'2" (3.33 x 3.70)



UPVC double glazed window to rear, cupboard housing the boiler, radiator.

External



The rear garden is terraced with a paved patio area with flower and shrub borders. There is also a lawned garden and greenhouse.

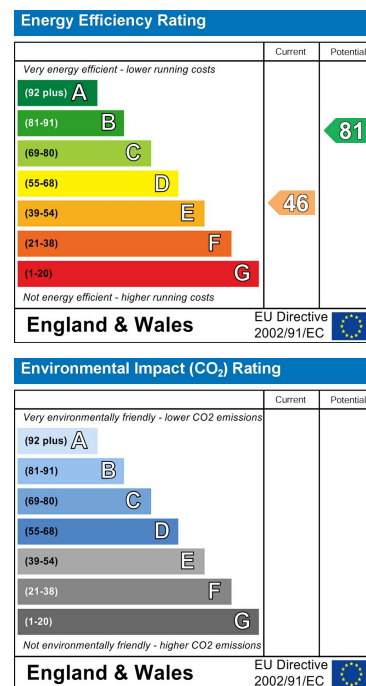
Floor Plan



Area Map



Energy Efficiency Graph



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