



Dawsons

estate agents



14 Green Street, Morrison, Swansea, SA6 8DE

Immaculately refurbished two bedroom semi-detached property located in central Morrison. The property boasts two reception rooms with diner opening into kitchen, ground floor bathroom. The first floor has two double bedrooms and shower room. Externally the property has side access leading to a patio bistro style garden with block built shed. UPVC double glazing. Gas Combination heating. Freehold. EPC - D

Offers Over £125,000



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LOUNGE 13'7 x 9'8 (4.14m x 2.95m)

Entered via UPVC double glazed door to front. UPVC double glazed window to front. Radiator. Laminate flooring. Stairs to first floor. Understairs seating area.

DINER 13'8 x 9'4 (4.17m x 2.84m)

UPVC double glazed window to front. Exposed brickwork. Radiator. Tiled floor. Opening to ...

KITCHEN 10'1 x 7'11 (3.07m x 2.41m)

Modern fitted kitchen comprising wall, base, and drawer units with work surface over incorporating one and a half bowl stainless steel sink unit with mixer tap. Four ring electric hob with integrated double oven and extractor fan over. Tiled splashback. Plumbed for washing machine. Tiled floor. Wall mounted concealed gas combination boiler. UPVC double glazed window to rear.

INNER HALLWAY

Tiled floor. UPVC double glazed door to rear external.

BATHROOM

White three piece suite comprising low level w.c, pedestal wash hand basin and panelled bath. Exposed brickwork. Decorative floor tiling. Partly tiled walls. UPVC double glazed window to side.

FIRST FLOOR

LANDING

UPVC double glazed window to rear.

BEDROOM 1 14'4 x 9'5 (4.37m x 2.87m)

UPVC double glazed window to front. Radiator. Wood flooring.

BEDROOM 2 12'9 x 10'4 (3.89m x 3.15m)

UPVC double glazed window to front. Radiator.

SHOWER ROOM

Three piece suite comprising low level w.c, pedestal wash hand basin and tiled glass shower enclosure with electric shower over.

EXTERNAL

Gated side pedestrian access leading to paved patio area. Decorative tiled walls and seating area. Block built shed. Bin storage.

TENURE: Freehold

COUNCIL TAX:

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 700 777

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

