



24 Furze Crescent, Morriston, Swansea, SA6 6BP
£145,000

Immaculate three bedroom semi-detached, 24' lounge\dining room, UPVC conservatory, re-fitted bathroom, fitted kitchen, gas combination heating, UPVC double glazing, enclosed rear garden, block paved driveway. Freehold Chief Rent £15 per annum

Viewing Essential to Appreciate

£145,000



ENTRANCE

UPVC double glazed sliding door into:

HALLWAY

Ceramic tiled floor. Stairs to first floor. Double radiator.

LOUNGE/DINING ROOM 24'8 x 9'9 (max) 8'0 (min)
(7.52m x 2.97m (max) 2.44m (min))

UPVC double glazed window to front. Double radiator. Wall mounted modern electric fire. Ceramic tiled floor. Oak glazed doors to:

CONSERVATORY 11'2 x 8'0 (3.40m x 2.44m)

UPVC double glazed windows to side and rear. UPVC French doors to side. Double radiator.

KITCHEN 11'10 (into door) x 8'4 (3.61m (into door) x 2.54m)

Fitted with a range of Maple wall base and draw units with worktops over incorporating stainless steel single drainer sink unit with mixer tap over. Gas cooker point. Plumbed for washing machine. Understands storage pantry. Ceramic tiled floor. Respotex text wall covering. UPVC double glaze door to side. UPVC double glazed window to rear.

FIRST FLOOR

LANDING

UPVC double glazed window to side. Access to loft.

BEDROOM 1 11'3 x 9'6 (3.43m x 2.90m)

UPVC double glazed window to rear. Radiator Laminate flooring.

BEDROOM 2 12'3 x 9'6 (max) 7'10 (mIn) (3.73m x 2.90m (max) 2.39m (mIn))

UPVC double glazed window to front enjoying views. Double radiator. Laminate flooring.

BEDROOM 3 8'1 (max) x 7'4 (2.46m (max) x 2.24m)

UPVC double glazed window to front enjoying views. Double radiator. Laminate flooring. Over stairs wardrobe.

BATHROOM

White three-piece suite comprising low level w.c, modern wash hand basin and bath with shower attachment and main shower. Walls fully tiled. Chrome column radiator. Airing cupboard housing one mounted gas combination. UPVC double glazed window to rear.



EXTERNAL

FRONT

Block paved driveway to side front garden laid to lawn.

REAR

Enclosed rear garden with block paved patio lawned area and steps on to Chipping area. Garden shed. Flowers and shrubs.

DIRECTIONS

TENURE: Freehold
Chief Rent £15 per annum

COUNCIL TAX: C

EPC RATING: TBC

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