



# Dawsons

estate agents



## 1 Bath Road, Morrison, Swansea, SA6 7AP

VIDEO TOUR AVAILABLE

OFFERS OVER £120,000

Traditional three bedroom end terrace in need of general updating, two reception rooms, ground floor shower room, first floor cloakroom, gas combination heating, UPVC double glazing, enclosed rear garden, rear parking and garage. Freehold. No Chain. EPC- D

**Offers Over £114,000**



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## HALLWAY

UPVC double glazed door to side. Radiator. Storage cupboard. Doors to...

## LOUNGE 14'8 x 10'8 (4.47m x 3.25m)

Two UPVC double glazed windows to front. Three radiators. Fireplace surround. Sliding doors to sitting room.

## SITTING ROOM 8'5 x 11'5 (2.57m x 3.48m)

UPVC double glazed window to rear. Fireplace surround. Radiator.

## KITCHEN/DINING ROOM 10'4 x 12' (3.15m x 3.66m)

A range of fitted wall, base and drawer units incorporating stainless steel sink drainer with mixer tap. Space for washing machine. UPVC double glazed window to side. UPVC double glazed door to side. Door to shower room.

## SHOWER ROOM 10'5 x 3'9 (3.18m x 1.14m)

Three-piece coloured suite comprising low-level W.C, wash hand basin and shower with glass screen. Radiator. UPVC double glazed obscured window to rear and side.

## FIRST FLOOR

### LANDING

Access to loft. UPVC double glazed window to side.

### BEDROOM 1 10'4 x 13'4 (3.15m x 4.06m)

UPVC double glazed window to side. Radiator. Door to W.C.

### WC

Two in one basin and toilet. UPVC double glazed obscured window to rear. Gas combination boiler. Towel rail radiator.

### BEDROOM 2 14'8 x 10'9 (4.47m x 3.28m)

Two built-in wardrobes. Two UPVC double glazed windows to front. Radiator.

### BEDROOM 3 11'6 x 9'2 (3.51m x 2.79m)

UPVC double glazed window to rear. Built-in storage wardrobe??. Radiator.

## EXTERNAL

### FRONT

### REAR

Lower gated patio area leading to elevated patio area. Shed. Outhouse. Shrubs. Gravel area. Off road parking and garage.

**TENURE:** Freehold

**COUNCIL TAX:** B

**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. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

