



Springfield Street, £180,000

- 4 Storey Tudor style long house
- Ideal development opportunity with generous plot
- Close to Morriston Town Centre
- Council Tax - Band D
- No Ongoing chain
- EPC Rating: F



3 1 6



About the property

A rare opportunity to acquire this generous detached Tudor style Long house which is being offered for sale with no-ongoing chain. Situated on a generous plot this property offer a vast amount of potential to develop (Subject to necessary planning approval) This 4 storey 6 reception, 3 bedroom plus attic room property comes with off road parking for several vehicles. Ideally located a short distance to Morriston Town Centre, and within easy access to the M4 motorway this property would be perfect for any developer.

For more information or to arrange a viewing please contact Peter Alan Morriston on 01792 798201 or book online 24/7.

Accommodation

Entrance Hall - Door to the side leading through to the entrance hall, carpeted staircase to the first floor, doors to the living room and the lounge area.

Lounge - 9' 11" x 13' 10" (3.02m x 4.22m) Fitted with carpet, feature fire surround. Dado rail and cornicing. Archway opening to the dining room.

Dining Room - 20' x 11' 5" (6.10m x 3.48m) 2 x Wooden glazed windows to the rear, continuation of the fitted carpet from the lounge. Coving and radiator and opening into the kitchen.

Kitchen - 8' 11" x 10' 5" (2.72m x 3.17m) 2 x wooden glazed windows to the side of the property. Vinyl flooring and a range of matching wall and base units with laminate worktops over. Electric hob and built over cooker hood, stainless steel sink with mixer tap, built in eye level double oven. Integrated separate Fridge and freezer, space and plumbing for a dishwasher.

Living Room - 16' x 12' 11" (4.88m x 3.94m) Wooden stained glass window to the front of the property, fitted carpet, Feature fireplace, cornicing, fitted storage cupboard and door leading through to the Utility room.

Utility Room - 6' 3" x 6' 8" (1.91m x 2.03m) Wooden glazed window to the front of the property, door to the side providing additional access from the driveway, door to



storage cupboard, staircase leading down to the basement level.

Lower Ground Floor

Basement Kitchen Area 12' 8" x 8' 6" (3.86m x 2.59m)

Range of wall and base units with laminate worktops over, strip lighting, power sockets, door leading to the basement utility area, and double wooden doors leading through to the basement reception rooms.

Basement Utility Area - 4' 1" x 5' 8" (1.24m x 1.73m)

Floor mounted boiler, wall mounted kitchen cupboard and wash hand basin with separate hot and cold taps.

Basement Reception 1 - 8' 10" x 12' 4" (2.69m x 3.76m)

Skimmed walls, spotlighting to the ceiling opening with louvre bi-fold doors leading to the second basement reception room.

Basement Reception 2 - 20' max x 11' 6" (6.10m max x 3.51m)

Wooden door to the rear, wooden glazed window to the rear over looking the rear garden area and spotlights to the ceiling.

First Floor

Landing - Spindled staircase and banisters to the landing, wooden glazed window with stained glass to the side, Door to the bathroom and further steps leading to the separate toilet and bedrooms.



Bathroom - Wooden glazed windows to the side of the property, Vinyl flooring and tiled walls. Panelled jacuzzi bath with mixer taps and hand shower attachment and wall mounted mixer shower. Wash hand basin with separate hot and cold taps and radiator.

Toilet - Wooden glazed window to the side, vinyl flooring and WC.

Bedroom One - 12' 9" max into recess x 15' 10" (3.89m max into recess x 4.83m) Wooden glazed window to the front of the property, fitted carpet, built in wardrobes to the one side and radiator.

Bedroom Two - 13' 7" max x 10' max (4.14m max x 3.05m max) Wooden glazed window to the rear of the property, fitted carpets, fitted wardrobes, radiators and spiral metal staircase leading to the loft room.

Bedroom Three - 8' 7" max into recess x 10' 10" (2.62m max into recess x 3.30m) Wooden glazed window to the rear of the property, fitted carpets, built in wardrobes, picture rails and radiator.

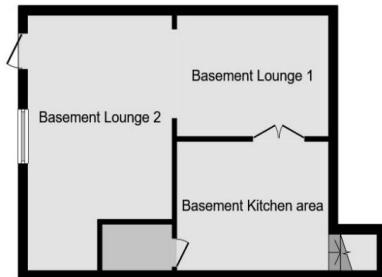
Loft Room - 2 x skylights to the ceiling, built in under eaves storage, fitted carpets, wash hand basin with separate hot and cold taps and doorway leading to the rear attic storage space.

Externally - Situated on a generous sized plot which is in need of maintenance, the property offers fantastic views and potential to develop the site (STPP) off road parking with

01792 798201

morrison@peteralan.co.uk

Floorplan



Basement



Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

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