



## Crown Street, £130,000

- No Ongoing Chain
- Ideal First time buyer or investment Property
- Attic Room
- Low Maintenance Garden
- Close to Llansamlet Enterprise Zone
- Close to DVLA and Morriston Hospital
- Close to M4 Corridor
- EPC Rating: Awaited





## About the property

Welcome to this charming three-bedroom, mid-terrace house, offered with no onward chain. Ideal for first-time buyers or investors, this property is located just a stone's throw away from Morrison Town Centre.

Upon entering the property, you are welcomed into a spacious and bright lounge-dining room, ideal for both relaxing evenings and entertaining guests. The open layout provides a wonderful sense of space and flow throughout the home. To the rear, a well-appointed kitchen offers ample storage and workspace, catering perfectly to everyday living. The ground floor is further complemented by a convenient family bathroom.

Upstairs, the property boasts three generously sized bedrooms, each offering plenty of natural light and comfortable living space. The master bedroom benefits from its own WC, adding a touch of practicality.

A standout feature of this home is the versatile attic room, providing additional space that can be used as a family room, home office, or hobby area-tailored to suit your needs.



## Accommodation

### Porch

### Lounge/Dining Room

22' x 12' 11" ( 6.71m x 3.94m )

### Kitchen

13' 3" x 10' 9" ( 4.04m x 3.28m )

### Family Bathroom

8' 10" x 6' 11" ( 2.69m x 2.11m )

### Bedroom One

9' 7" x 7' ( 2.92m x 2.13m )

### Bedroom Two

13' 3" x 10' 1" ( 4.04m x 3.07m )

### Bedroom Three

11' 3" x 6' 11" ( 3.43m x 2.11m )

### Bedroom One En Suite

7' x 3' 3" ( 2.13m x 0.99m )

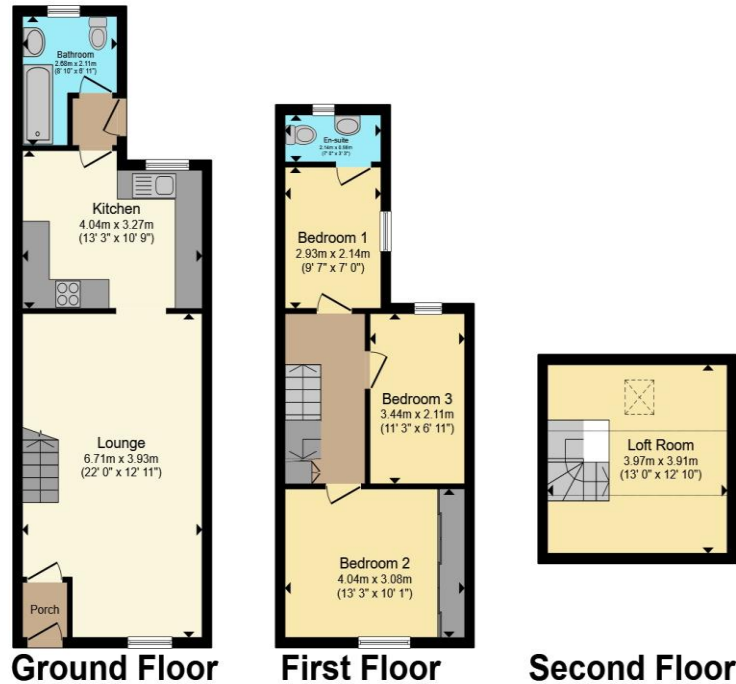
### Loff Room

13' x 12' ( 3.96m x 3.66m )

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## Floorplan



Total floor area 96.7 m<sup>2</sup> (1,041 sq.ft.) approx

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