



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			88
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England, Scotland & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			88
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England, Scotland & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

116 Glantawe Street, Morriston, Swansea SA6 8BP

£64,950

## Main Features

TERRACE PROPERTY  
MID TERRACE  
LOUNGE  
KITCHEN

- SHOWER ROOM
- ENCLOSED REAR GARDEN
- NO CHAIN

## General Information

A two bedroom mid terrace property situated in the Centre of Morriston, having easy access to the local shops and amenities.

The accommodation comprises of an entrance porch, lounge, kitchen, shower room and two bedrooms and has an enclosed rear garden.

Offered for sale with No Chain

## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via door to front.

#### Lounge

(22' 0" x 8' 1") or (6.70m x 2.47m)

Double glazed window to front, window to rear, two fireplaces, two radiators, stairs to first floor.

#### Shower room

Three piece suite with walk in shower, wash hand basin and WC. Radiator.

#### Kitchen

(19' 2" x 10' 0") or (5.84m x 3.06m)

Fitted with a base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, double glazed window to rear, double glazed door to garden.

### First Floor

#### Landing

#### Bedroom 1

(7' 5" x 11' 10") or (2.25m x 3.61m)

Two double glazed windows to front, cupboard housing the hot water tank. radiator.

#### Bedroom 2

(8.83" x 8.50") or (2.69m x 2.59m)

Double glazed window to rear, radiator.

### External

The rear garden is enclosed paved with a greenhouse.

### Current council tax banding

Not Specified

### Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold  
Ground Rent  
Lease Length  
Service Charge

Ground Floor  
Approx. 35.6 sq. metres (383.6 sq. feet)

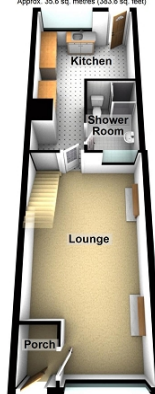


First Floor  
Approx. 22.3 sq. metres (240.6 sq. feet)



Total area: approx. 58.0 sq. metres (624.2 sq. feet)

Ground Floor  
Approx. 35.6 sq. metres (383.6 sq. feet)



First Floor  
Approx. 22.3 sq. metres (240.6 sq. feet)



Total area: approx. 58.0 sq. metres (624.2 sq. feet)

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.