



## Lon Camlad, £120,000

- No Ongoing Chain
- Driveway
- Enclosed rear Garden
- Council Tax Band A
- Two Generous Size Bedrooms
- Close to DVLA and Morriston Hospital
- EPC Rating: D



 2  1  1



## About the property

The property boasts a generous reception room, filled with natural light thanks to the large windows. Imagine curling up with a good book or enjoying a movie night in this cosy space. The kitchen is equally as inviting, with ample room for a dining area where you can enjoy meals with loved ones.

One of the unique features of this property is the parking space, a real bonus in today's busy world. Want to enjoy some outdoor time? The property also has a garden, perfect for those summer barbecues or simply enjoying a cup of tea in the morning sun. And let's not forget the handy downstairs cloakroom - a small detail that adds so much convenience.

Located near schools and local amenities, this property is ideal for families, couples, first-time buyers, or even as a buy-to-let investment. And with the added bonus of being in council tax band A, it's as practical as it is appealing. Don't miss out on this opportunity - your new home awaits!

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

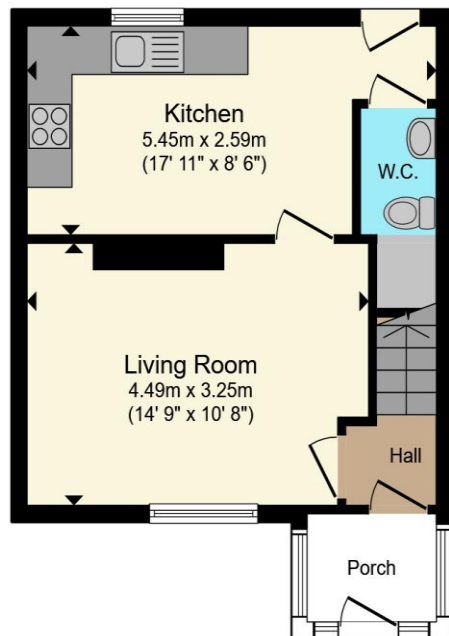


Accommodation

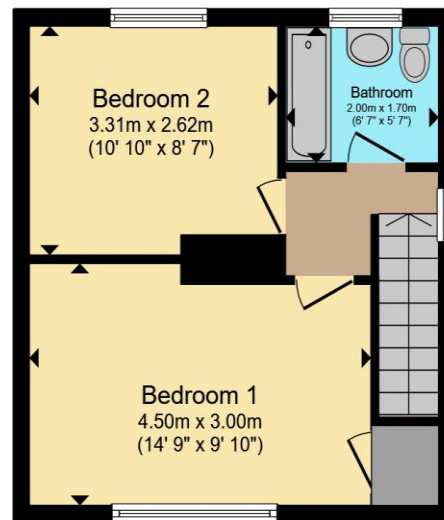
01792 798201

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## Floorplan



**Ground Floor**



**First Floor**

Total floor area 64.7 m<sup>2</sup> (697 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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