Graig Road,

guide price £50,000

- Auction - 17th November.
- Cash buyers only
- Investment Opportunity
- Close to the M4 Corridor
- Close to Morriston Hospital and the DVLA
- EPC Rating: F

2 1 1

peter alan

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About the property

**For sale by public auction on Tuesday 17th November.

Cash buyers only!

Two bedroom mid terrace property in need of full refurbishment throughout and will require modernisation and improvement. Internally the property comprises an entrance hallway, lounge and kitchen to the ground floor. To the first floor there are two bedrooms and a bathroom.

Externally the property benefits from a front courtyard and elevated rear garden. Located in the heart of Morriston, the property is conveniently positioned for access to a range of local amenities, shops, schools and transport links, while Swansea city centre and the wider surrounding areas are also within easy reach.

We believe there to be Japanese knotweed in the adjoining neighbours property, although this has not been confirmed by an expert.

Accommodation

Hallway

Lounge

26' x 11' 4" (7.92m x 3.45m)

Kitchen

6' 11" x 6' 7" (2.11m x 2.01m)

Landing

Bedroom One

10' 10" x 10' 9" (3.30m x 3.28m)

Bedroom Two

9' 8" x 8' 10" (2.95m x 2.69m)

Bathroom

6' 9" x 6' 8" (2.06m x 2.03m)

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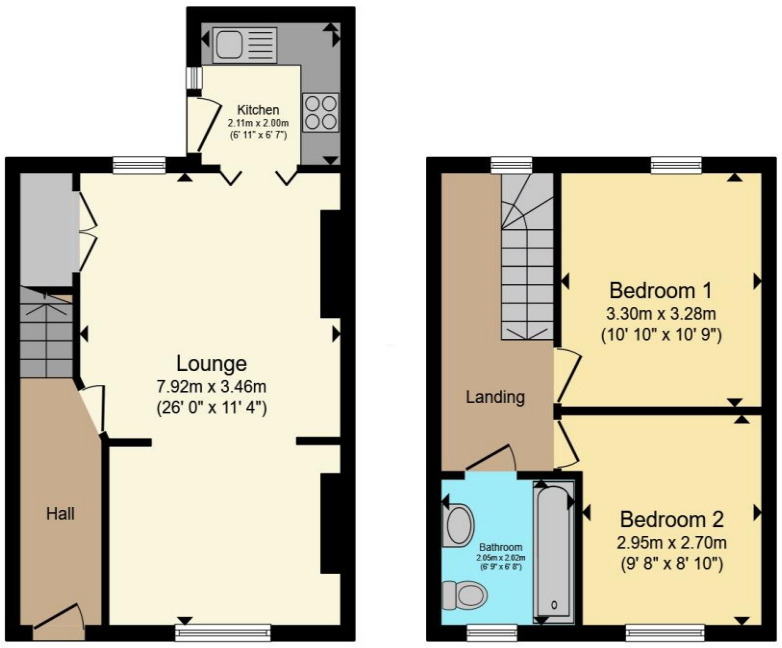
Floorplan



Total floor area 65.4 m² (704 sq.ft.) approx

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