

# Francis Road,

## £170,000

- No Ongoing Chain
- Three Generous Size Bedrooms
- Enclosed Rear Garden
- Close To The DVLA
- Close To Morriston Hospital
- Clsoe To The M4 Corridor
- EPC Rating: Awaited



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## About the property

The property briefly comprises three generous-sized bedrooms, two reception rooms, a fitted kitchen and family bathroom, providing versatile living accommodation throughout.

Externally, the property benefits from an enclosed rear garden, offering a private outdoor space ideal for families, entertaining or enjoying the warmer months.

The location is particularly convenient for access to a range of local amenities and major employment and transport links, including Morriston Hospital, the DVLA and the M4 corridor.

This makes the property well suited to commuters and those requiring easy access to Swansea and surrounding areas.



## Accommodation

**Hallway**

**Dining Room**

12' 11" x 10'  ( 3.94m x 3.05m )

**Lounge**

16' 1" x 11' 6" ( 4.90m x 3.51m )

**Kitchen**

10' 9" x 8' 11" ( 3.28m x 2.72m )

**Family Bathroom**

8' 6" x 8' 4" ( 2.59m x 2.54m )

**Landing**

**Bedroom One**

11' 8" x 8' 10" ( 3.56m x 2.69m )

**Bedroom Two**

10' 4" x 10' 2" ( 3.15m x 3.10m )

**Bedroom Three**

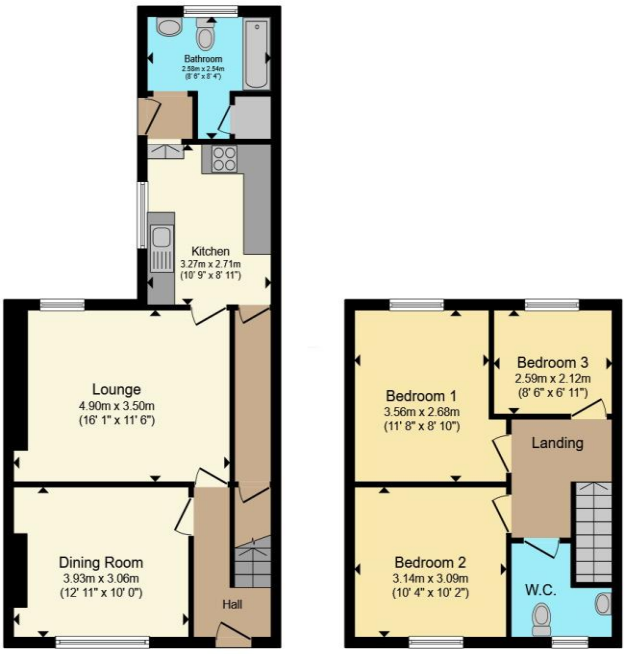
8' 6" x 6' 11" ( 2.59m x 2.11m )

**Wc**

**Enclosed Rear Garden**

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# Floorplan




Total floor area 91.2 m² (982 sq.ft.) approx

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