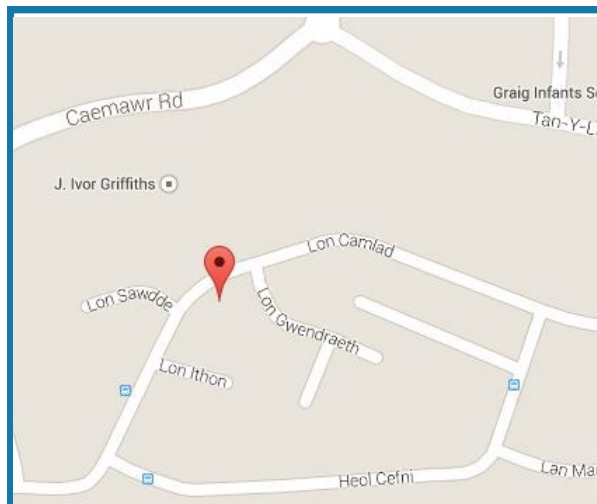


81 Lon Camlad, Morrison, Swansea, SA6 7EJ



**A first floor one
bedroom
maisonette.
Ideal first time
buy or investment**



£49,999

ENERGY RATING TBC

COUNCIL BAND A £853

LEASEHOLD - TBC

NO CHAIN

MARKETED SINCE SEPT'14



APPROACH -

Steps lead up to first floor front door

HALLWAY -

doors to bathroom, bedroom and lounge. Radiator and loft access

BATHROOM -

uPVC double glazed window to side, low level flush W.C., wash hand basin, panelled bath with shower over. Tiled walls and radiator.

BEDROOM - 11'7 x 10'4 -

uPVC double glazed to side, radiator and storage cupboard

LOUNGE - 14'2 x 12'11 -

uPVC double glazed to rear, radiator and gas fire

KITCHEN - 12'11 x 5'4 -

uPVC double glazed to front with views, radiator and part tiled walls. Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances / services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances / services before legal commitment. Also some information has been gathered from 3rd parties and we are not responsible for their accuracy.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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 are likely to be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	66
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.