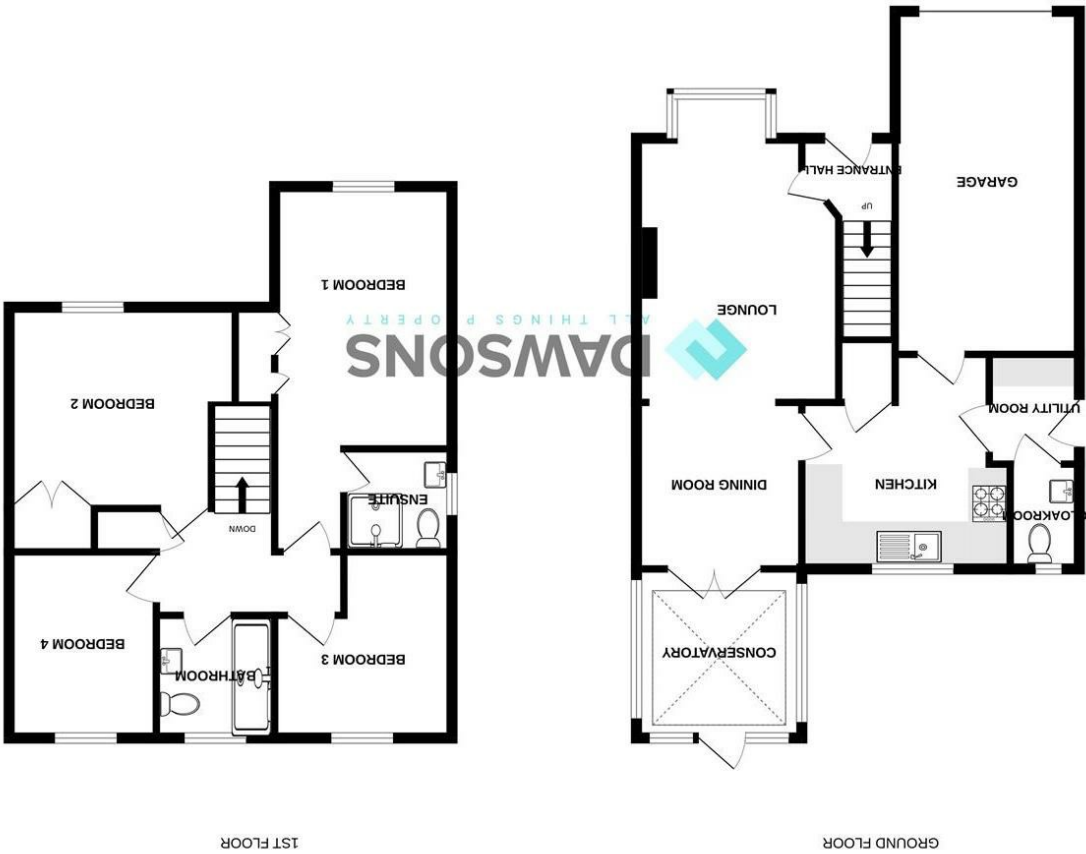


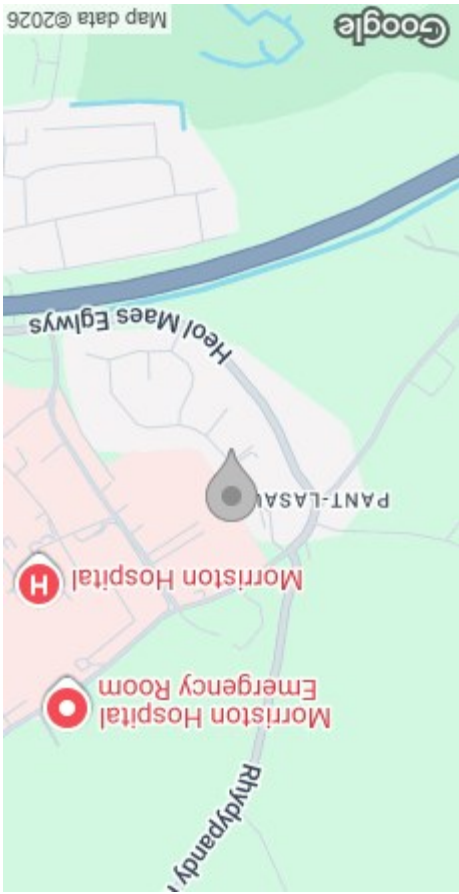
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

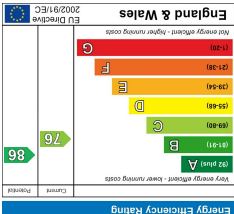
Made with Mapbox ©2026



FLOOR PLAN



AREA MAP



EPC



GENERAL INFORMATION

Located in the desirable area of Cyril Evans Way, Morriston, Swansea, this beautifully presented detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this home is ideal for families seeking ample living space. The property boasts three well-appointed reception rooms, including a lounge that seamlessly opens to a dining room and a delightful conservatory, creating an inviting atmosphere for both relaxation and entertaining.

The fitted kitchen is adjoined to a utility room adding practicality to daily chores. A cloakroom is also conveniently located on the ground floor, enhancing the functionality of the home. Benefitting from a well-appointed family shower room as well as an ensuite to bedroom one, ensuring convenience for busy mornings.

The enclosed rear garden provides a private outdoor retreat, perfect for enjoying sunny days or hosting gatherings with friends and family. Additionally, the property features a driveway and a garage, ensuring ample parking and storage options.

Situated close to local amenities, this home is also conveniently located near the DVLA and Morriston Hospital, making it an excellent choice for professionals. With great transport links to the M4, commuting to nearby cities is a breeze.

FULL DESCRIPTION

Entrance

Hallway

Lounge
16'5 x 10'9 (5.00m x 3.28m)

Dining Room
8'10 x 8'10 (2.69m x 2.69m)

Conservatory
9'0 x 8'10 (2.74m x 2.69m)

Kitchen
11'5 x 11'1 (3.48m x 3.38m)

Utility Room
5'10 x 4'10 (1.78m x 1.47m)

Cloakroom
5'7 x 3'8 (1.70m x 1.12m)



First Floor

Landing

Bedroom One
19'5 x 9'5 (5.92m x 2.87m)

Ensuite
5'9 x 5'6 (1.75m x 1.68m)

Bedroom Two
12'1 x 10'9 (3.68m x 3.28m)

Bedroom Three
9'11 x 9'5 (3.02m x 2.87m)

Bedroom Four
9'11 x 7'10 (3.02m x 2.39m)

Bathroom
6'6 x 6'4 (1.98m x 1.93m)

External

Parking
Driveway and garage (18'3 x 9'10).

Council Tax Band
E

EPC
C

Tenure
Freehold.

Services
Mains electricity, gas, water (billed) and sewerage.
Broadband - The current supplier is Sky.
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, Vodafone.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

