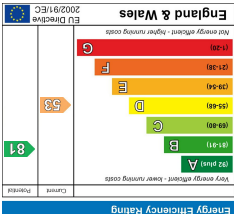
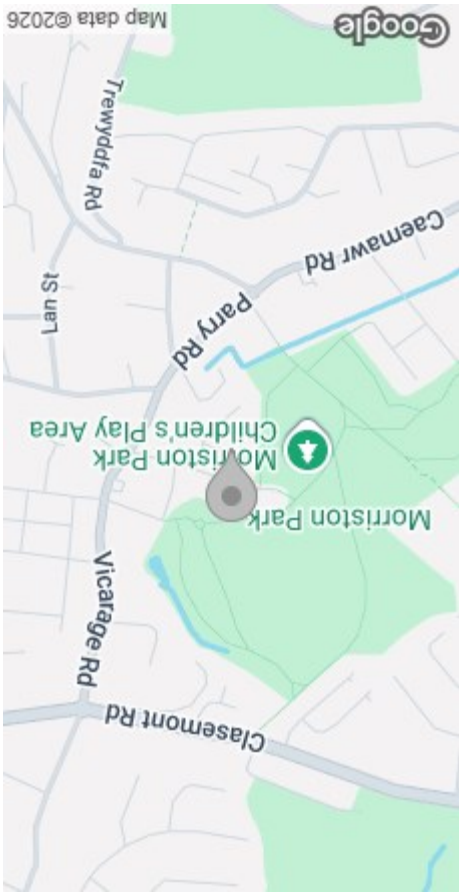


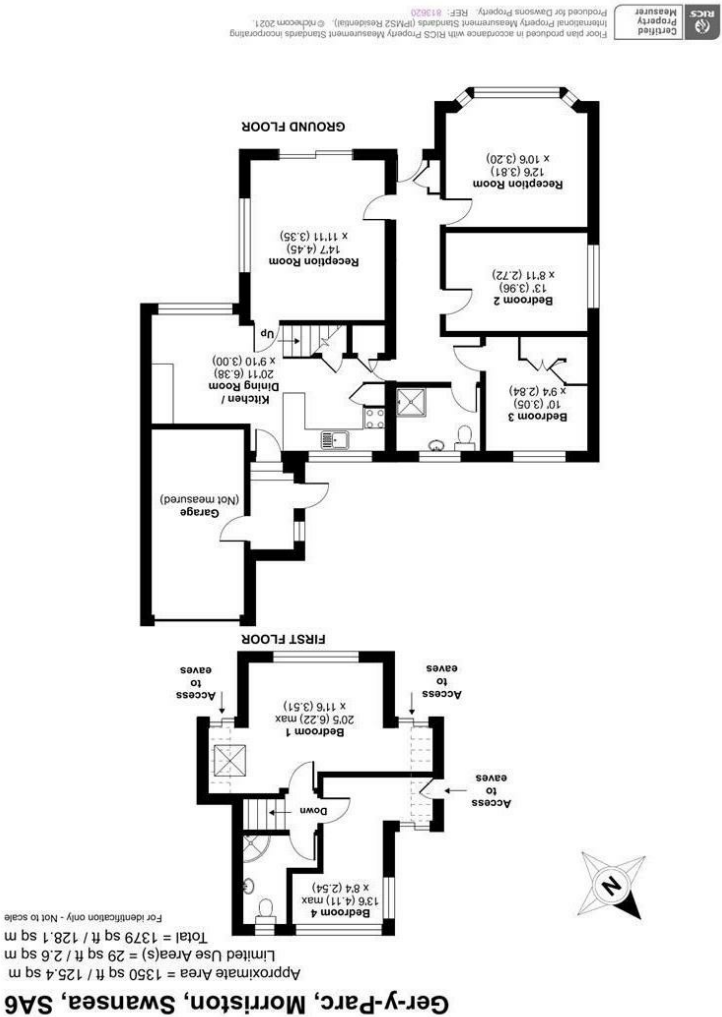
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

A well-positioned four-bedroom detached bungalow situated within a popular cul-de-sac location in Morriston. The property offers spacious and versatile accommodation, complemented by a private driveway and garage. Offered for sale with no onward chain, it is ideally located for access to a range of local schools, shops and amenities, as well as Morriston Hospital. An excellent opportunity for those seeking a detached bungalow in a convenient and sought-after location.

FULL DESCRIPTION

Ground Floor

Reception Room
12'5" x 10'5" (3.81 x 3.20)

Reception Room Two
14'7" x 10'11" (4.45 x 3.35)

Bedroom Two
12'11" x 8'11" (3.96 x 2.72)

Bedroom Three
10'0" x 9'3" (3.05 x 2.84)

Shower Room

Kitchen/Dining Room
20'11" x 9'10" (6.38 x 3.00)

First Floor



Bedroom One
20'4" x 11'6" (6.22 x 3.51)

Bedroom Four
13'5" x 8'3" (4.11 x 2.54)

Shower Room

External

Parking
Driveway and Garage (18'1 x 8'3)

Council Tax Band
D

EPC
E

Tenure
Freehold

Services
Mains electricity, gas, water and sewerage.
Mobile - there are no known issues with mobile coverage using the vendors current supplier, EE
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

Additional Information
This property is marketed as a four-bedroom home, two of which are additional dormer bedrooms. We have the planning permission document for the dormer bedrooms, granted in 1980. However, there is no certificate of Building Regulations as Domestic Building Regulations did not exist until 1985. Prospective purchasers are advised to make their own enquiries with Swansea Council and seek independent legal advice regarding the relevant consents as part of their usual due diligence.

