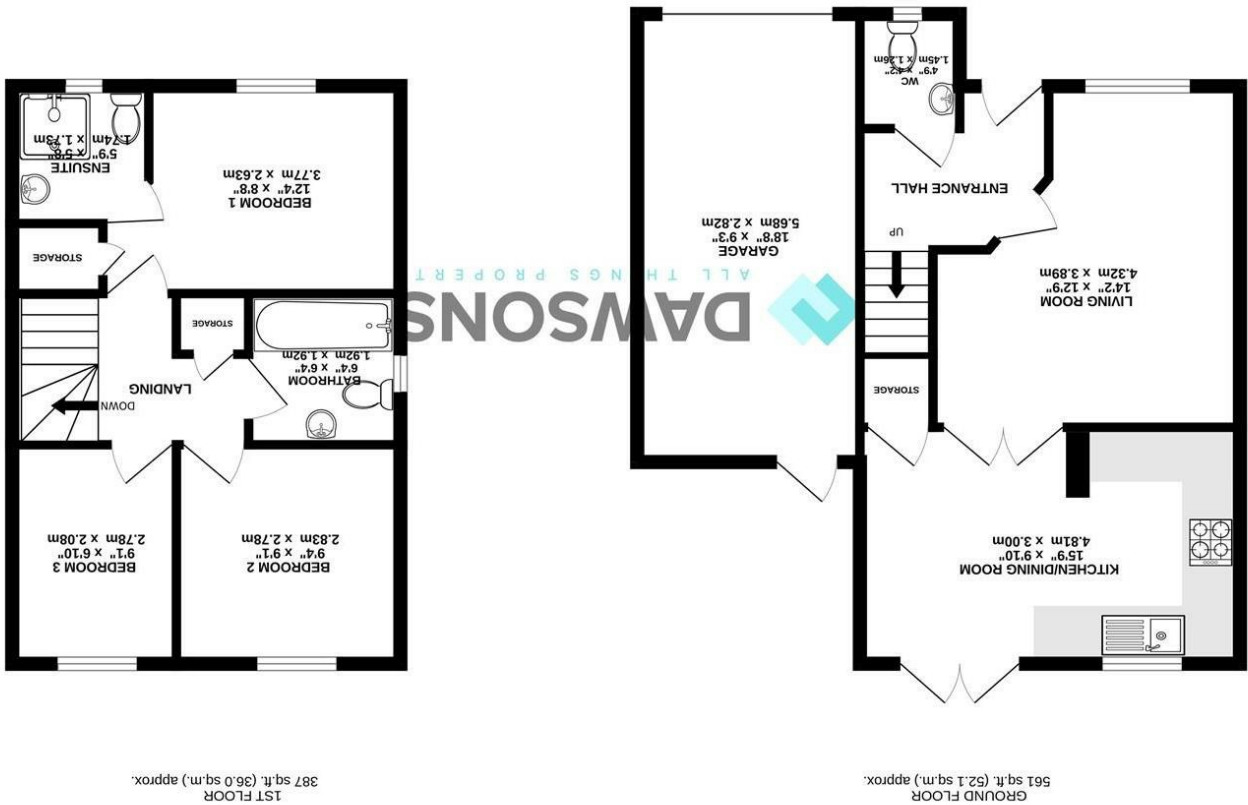


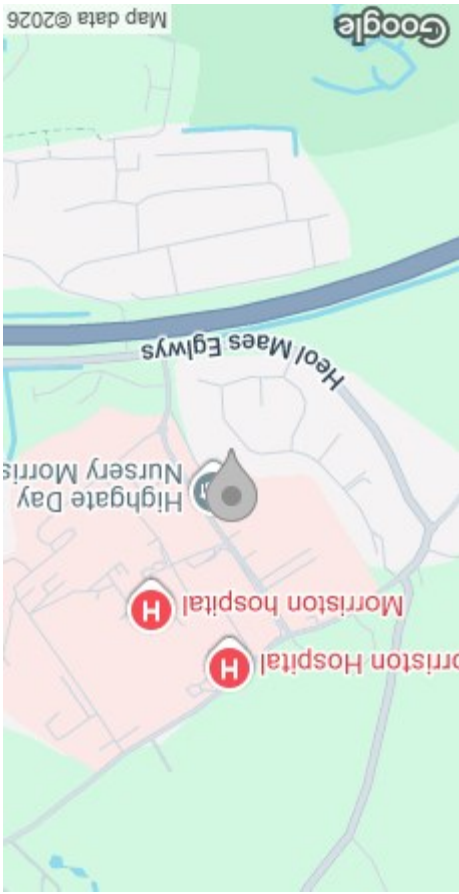
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given. Made with Metropix ©2026

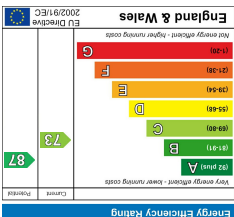
TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.



FLOOR PLAN



AREA MAP



EPC



GENERAL INFORMATION

Located in the desirable area of Gordon Rowley Way in Morriston, Swansea, this charming link detached house presents an excellent opportunity for both families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living. The inviting reception room is perfect for relaxation and entertaining guests.

The heart of the home is undoubtedly the modern fitted kitchen and dining area, which seamlessly leads out to a low maintenance garden, ideal for enjoying the outdoors without the hassle of extensive upkeep. This space is perfect for summer barbecues or simply unwinding after a long day.

Additional features include a convenient driveway and a garage, offering secure parking and extra storage options.

Situated close to local amenities, including shops and schools, this property is also conveniently located near the DVLA and Morriston Hospital, making it an ideal choice for those working in these areas. Furthermore, excellent transport links to the M4 ensure that commuting to nearby cities is straightforward and efficient.

With no chain involved, this property is ready for you to make it your own. Don't miss the chance to view this delightful home in a sought-after location.

FULL DESCRIPTION

Entrance

Hallway

W.C
4'9 x 4'2 (1.45m x 1.27m)

Living Room

Kitchen/Dining Room
15'9 x 9'10 (4.80m x 3.00m)

First Floor

Landing



Bedroom One
12'4 x 8'8 (3.76m x 2.64m)

Ensuite
5'9 x 5'8 (1.75m x 1.73m)

Bedroom Two
9'4 x 9'1 (2.84m x 2.77m)

Bedroom Three
9'1 x 6'10 (2.77m x 2.08m)

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

External

Parking
Driveway and garage (18'8 x 9'3).

Council Tax Band
E

EPC
C

Tenure
Freehold

Services
Mains electricity, gas, water and sewerage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

