2 Dan Danino Way

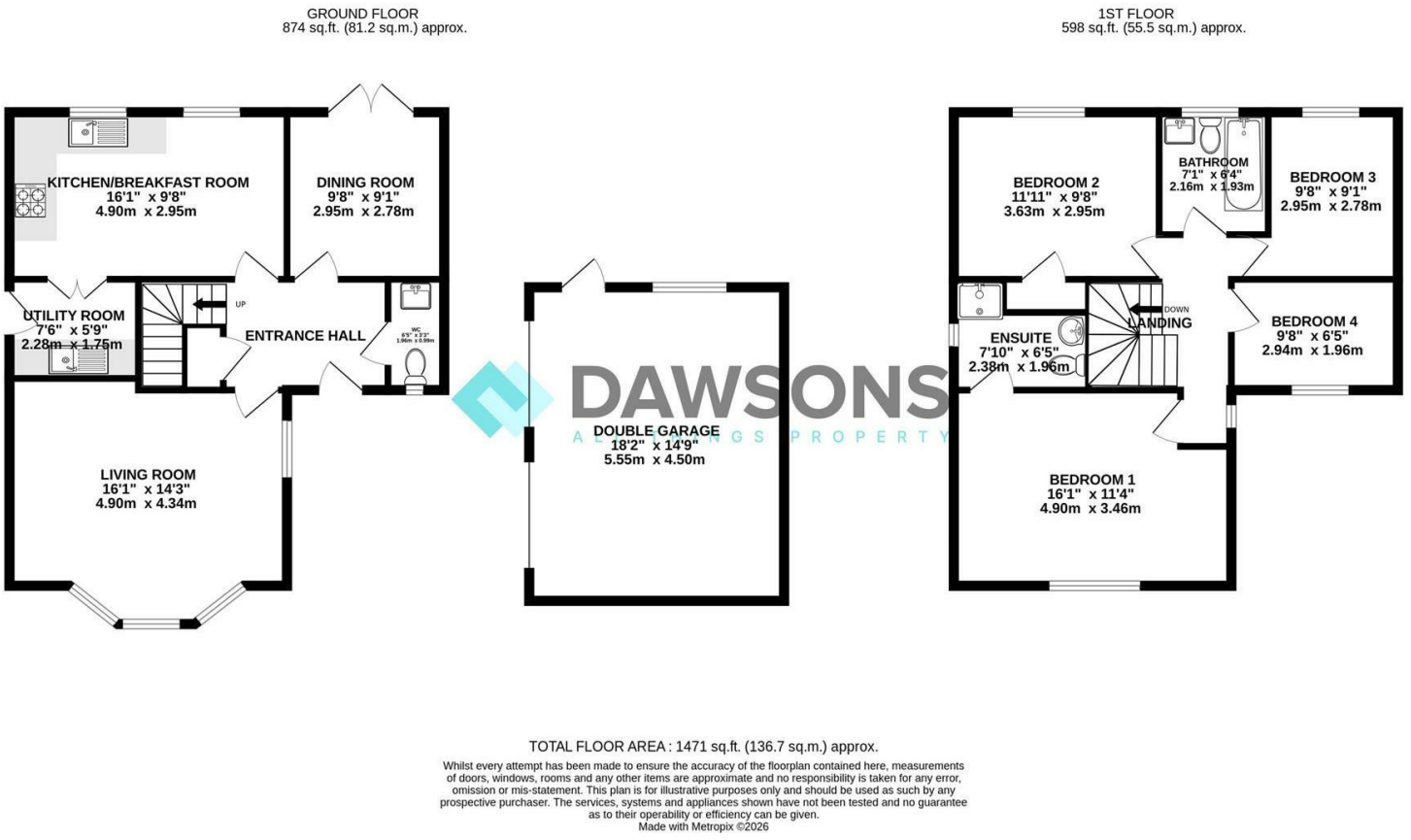
The Alders, Morriston, SA6 6PJ

Offers Around £425,000

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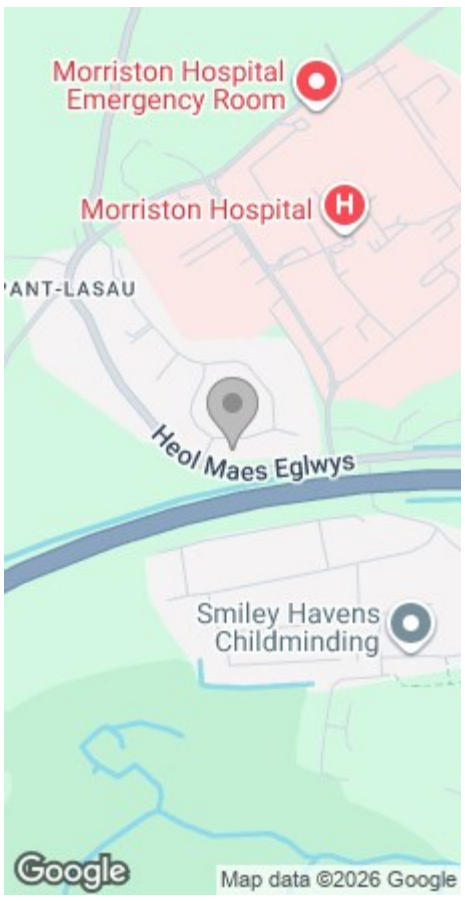
FLOOR PLAN



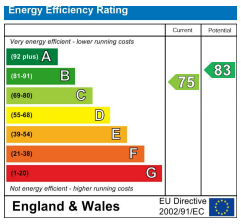
TOTAL FLOOR AREA : 1471 sq.ft. (136.7 sq.m.) approx.

Whilst 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 mis-statement. 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 operability or efficiency can be given.
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AREA MAP



EPC



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.

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GENERAL INFORMATION

Located in the desirable Dan Danino Way, The Alders, Morriston, this impressive detached house offers a perfect blend of modern living and convenience. With four well-proportioned bedrooms, this home is ideal for families seeking space and comfort. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The heart of the home is a contemporary kitchen and breakfast room, which seamlessly connects to a practical utility room, making daily chores a breeze. The house boasts two modern bathrooms as well as a cloakroom, catering to the needs of a busy household. The generous enclosed garden is a standout feature, complete with a charming summer house that can serve as a home office or a tranquil retreat. This outdoor space is perfect for enjoying sunny days or hosting gatherings with family and friends.

For those with vehicles, the property includes a spacious driveway and a double garage, ensuring plenty of parking and storage options. The location is particularly advantageous, being close to local amenities, the DVLA, and Morriston Hospital. Additionally, excellent transport links to the M4 make commuting straightforward and convenient.

This property is offered with no chain, allowing for a smooth and efficient purchase process.







FULL DESCRIPTION

Entrance

Hallway

Cloakroom
6'5 x 3'3 (1.96m x 0.99m)

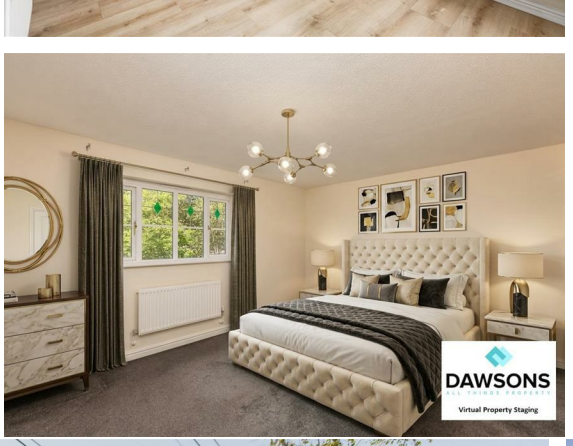
Dining Room
9'8 x 9'1 (2.95m x 2.77m)

Kitchen/Breakfast Room
16'1 x 9'8 (4.90m x 2.95m)

Utility Room
7'9 x 5'9 (2.36m x 1.75m)

First Floor













Landing

Bedroom One
16'1 x 11'4 (4.90m x 3.45m)

Ensuite
7'10 x 6'5 (2.39m x 1.96m)

Bedroom Two
11'11 x 9'8 (3.63m x 2.95m)

Bedroom Three
9'8 x 9'1 (2.95m x 2.77m)

Bedroom Four
9'8 x 6'5 (2.95m x 1.96m)

Bathroom
7'1 x 6'4 (2.16m x 1.93m)







External

Parking
Driveway and double garage (18'2 x 14'9).

Council Tax Band
F

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.