



**2 Mynydd Garnlwyd Road, Morriston,
Swansea, SA6 7PB**

Asking Price: £325,000

- Four Bedroom Detached Family Home
- Ground Floor Cloakroom And First Floor Shower Room
- Driveway Parking And Detached Garage
- Being Sold With No Forward Chain
- Master Bedroom With Ensuite Shower
- Popular And Sought After Residential Area
- Potential To Develop Further Subject To All Consents



Entrance Porch

1.93m x 1.30m (6' 4" x 4' 3")

Entered via double glazed front door with matching glazed side panels to porch with laminate flooring and inner half glazed door to:-

Hallway

With textured ceiling, staircase giving access to the first floor, under stairs storage area and doors to:-

Cloakroom

2.00m x 1.23m (6' 7" x 4' 0")

A two piece suite comprising low level WC, wash hand basin, tile effect cushion flooring and frosted window to porch.

Lounge/Dining Room

3.72m x 2.86m (12' 2" x 9' 5" Dining) 3.65m x 5.43m (12' 0" x 17' 10" Lounge) A generously proportioned and comfortable lounge, offering a light and airy space ideal for both relaxing and entertaining. The room features space for an electric fire set within an attractive wooden surround, creating a warm and inviting focal point.

The lounge flows naturally into the dining area, providing ample space for a dining table and chairs. A double-glazed window to the front aspect provides plenty of natural light, while double-glazed French doors to the rear open onto the outside space. There is also a convenient door leading through to the kitchen.

Additional features include a textured ceiling and a well-planned layout that makes this a versatile and welcoming reception space.

Kitchen

4.49m x 4.11m (14' 9" x 13' 6")

A well-appointed, fully fitted kitchen featuring a comprehensive range of matching wall and base units, complemented by ample drawer space and a marble-effect, colour-coordinated roll-top work surface providing generous preparation space. The worktop incorporates a stainless-steel single-drainer sink unit with hot and cold mixer taps over. Further features include a useful built-in pantry, integrated built-in fridge and separate built-in freezer, providing excellent storage and convenience.

Further features include part-tiled walls, attractive tile-effect laminate flooring, plumbing for an automatic washing machine, electric cooker point and a useful built-in wine rack. Spot lighting and a textured ceiling with decorative coving add to the finish.

A double-glazed window overlooks the rear garden, while a double-glazed door provides access to the side and rear of the property. A further door leads back through to the hallway.

First Floor Landing

With feature stain glass leaded window to side, medium oak effect laminate flooring, built in airing cupboard space housing boiler supplying domestic hot water and gas central heating, attic hatch and doors to:-

Master Bedroom

4.59m x 3.46m (15' 1" x 11' 4")

A generously sized master bedroom featuring fitted over-bed storage with glass shelving, together with a further matching set of fitted wardrobes and dressing table providing ample drawer space. Double-glazed window to the rear aspect and door leading to:-

Ensuite Shower

2.74m x 0.85m (9' 0" x 2' 9")

A three piece suite comprising walk in glazed shower cubicle housing mains shower, wash hand basin, low level WC, part tiled walls, vinyl flooring and double glazed frosted window to side aspect.

Bedroom Two

3.78m x 2.82m (12' 5" x 9' 3")

A double bedroom with textured ceiling, coving and double glazed window to front aspect.



Bedroom Three

2.90m x 2.00m (9' 6" x 6' 7")

With double glazed window to rear aspect looking onto the garden.

Bedroom Four

3.53m x 2.48m (11' 7" x 8' 2")

With textured ceiling and double glazed window to front aspect.

Shower Room (Main Bathroom)

2.62m x 2.05m (8' 7" x 6' 9")

A well-appointed modern bathroom comprising a three-piece white suite, featuring a disabled-access wet room shower with chrome electric shower and glazed side screen. A vanity wash hand basin with useful storage cupboard beneath is complemented by a high-level WC.

The room benefits from fully tiled walls, a chrome heated towel rail, and a double-glazed frosted window to the side aspect, providing natural light while maintaining privacy. A practical and low-maintenance bathroom, designed with accessibility and convenience in mind.

External

The property is approached via a private driveway, accessed through secure gates and providing ample off-road parking for numerous vehicles. The driveway leads to a detached single garage, complete with a convenient roller shutter door.

The front garden is beautifully maintained and neatly presented, being principally laid to lawn with a paved pathway leading to the property, complemented by mature shrubs and attractive established flower borders.

To the rear is a level, fully enclosed and private garden, offering an excellent outdoor space for relaxation and entertaining. The garden is predominantly laid to lawn and is well stocked with mature shrubs, established flower borders and evergreen planting, providing a good degree of privacy. Additional features include a useful storage shed and external security lighting.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

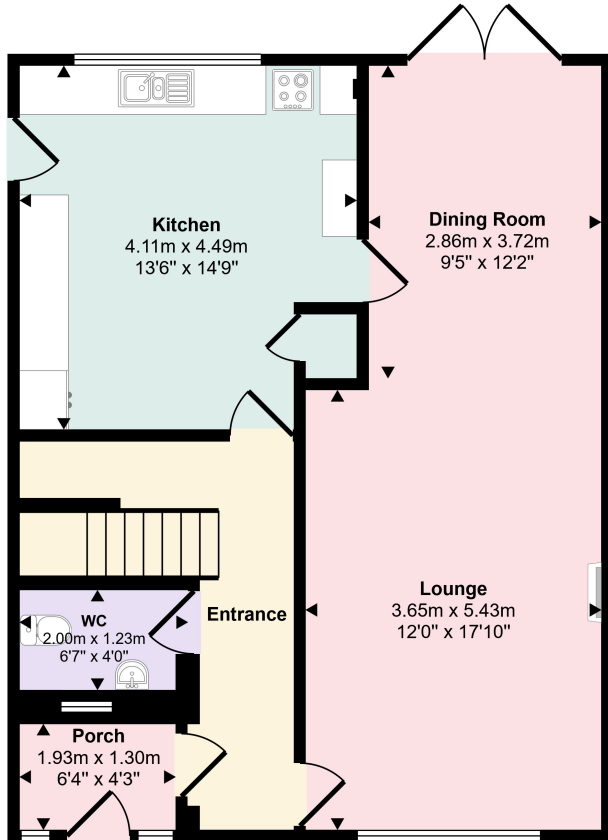
Important Fee Information

A Buyer's Premium of £240 (inc. VAT) and a Buyer's Deposit of £300 apply to this purchase. Total payable upfront: £540, plus £15 per purchaser for AML / identity checks.

The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications). Full terms are available from Fresh Estate & Letting Agents and should be reviewed before making an offer.

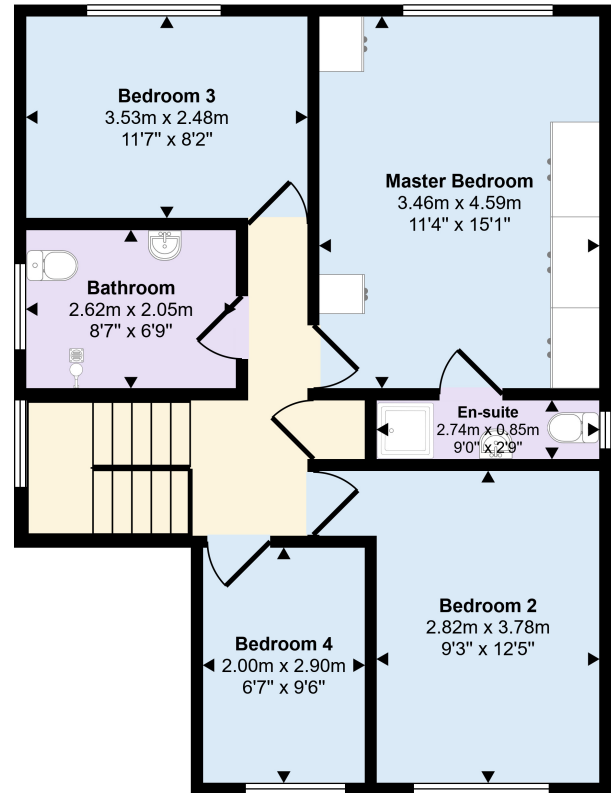


Approx Gross Internal Area
129 sq m / 1383 sq ft



Ground Floor

Approx 67 sq m / 721 sq ft



First Floor

Approx 62 sq m / 662 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

