Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Mynydd Garnllwyd Road
Morriston
Swansea
City And County of Swansea

£289,995











- Detached residence in a sought after location
- Three double bedrooms
- Two separate reception rooms
- Double glazing and gas combination heating
- Driveway
- Enclosed garden with South Westerly orientation
- Superb views across Swansea valley
- Convenient for M4 and hospital
- An ideal family home
- PLEASE WATCH OUR VIRTUAL VIEWING

Ref: PRL12594

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Viewing Instructions: Strictly By Appointment Only

General Description

Detached residence situated in a sought after location. Three double bedrooms. Two separate reception rooms. Versatile ground floor room that could be utilised as a home study or occasional bedroom. Double glazing and gas combination heating. Driveway. Superb views across Swansea valley. Convenient location for access to the M4 and Morriston hospital. Enclosed level rear garden enjoying a South Westerly orientation. An ideal family home.

Accommodation

Entrance Hall

Entered via double glazed entrance door. Stairs to the first floor accommodation with storage cupboard under. Laminate flooring.



Lounge (16' 5" x 12' 9") or (5.01m x 3.89m)

Double glazed window to front offering views across Swansea valley. Double and single panel radiators.



Dining Room (12' 9" x 11' 9") or (3.89m x 3.57m)

Double glazed patio door to the rear. Laminate flooring. Double panel radiator.



Kitchen (8' 9" x 8' 7") or (2.67m x 2.62m)

Double glazed door and window to the rear. Modern fitted kitchen incorporating a one and a half bowl sink and single drainer. facilities for slot in gas range cooker with extractor over. Under counter provision for a dishwasher. Ceramic tile flooring.



Study/Bedroom (15' 6" Max x 7' 11") or (4.72m Max x 2.42m)

Double glazed window to front offering views across Swansea Valley. Utility cupboard with facilities for a washing machine, space for a fridge/freezer and housing a gas combination boiler. Double panel radiator.

FIRST FLOOR ACCOMMODATION

Landing



Double glazed window to side. Access to the attic space which has lighting and is partially boarded. Built in storage cupboard with space for a condensing tumble dryer. Single panel radiator.



Bedroom 1 (14' 6" x 11' 9") or (4.41m x 3.59m)

Double glazed window to front offering views across Swansea valley. Built in wardrobes. Double panel radiator.



Bedroom 2 (11' 9" x 11' 9") or (3.58m x 3.58m)

Double glazed window to rear. Single panel radiator.



Bedroom 3 (10' 2" x 8' 11") or (3.10m x 2.72m)

Double glazed window to front offering views across Swansea valley. Fitted wardrobe with sliding doors. Single panel radiator.



Bathroom

Double glazed window to rear. Suite comprises panelled bath with rainwater style mixer shower over and a pedestal wash hand basin. Built in storage cupboard. Single panel radiator.



W.C.

Double glazed window to rear. Close coupled WC. Ceramic tile flooring.

External To Front

To the front of the property there is a garden laid to lawn and a driveway. There is side pedestrian access to the rear garden on either side of the property.

External To Rear

To the rear of the property there is a natural stone patio area which extends to an area of garden which is laid to lawn. The garden is fully enclosed and enjoys a South Westerly orientation. There is a large store room (5.25m x 2.73m)which has electrically operated roller shutter door and is provided with power and lighting. The garden shed will remain. Two outside taps at either end of the garden. External power sockets and sensor lights.

Broadband and Mobile phone

Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

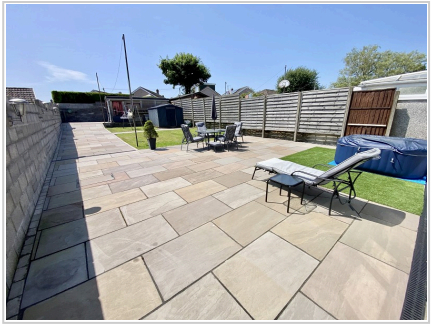
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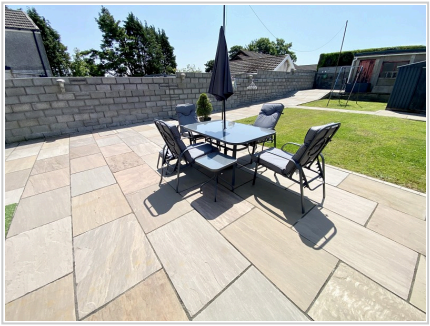
Tenure

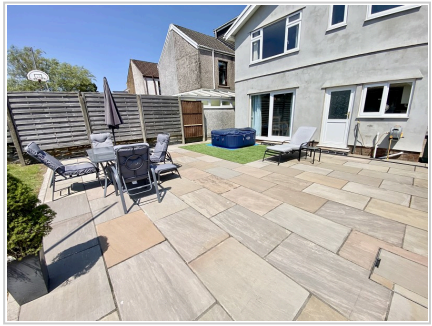
We are informed that the tenure is Freehold

Council Tax

Band D

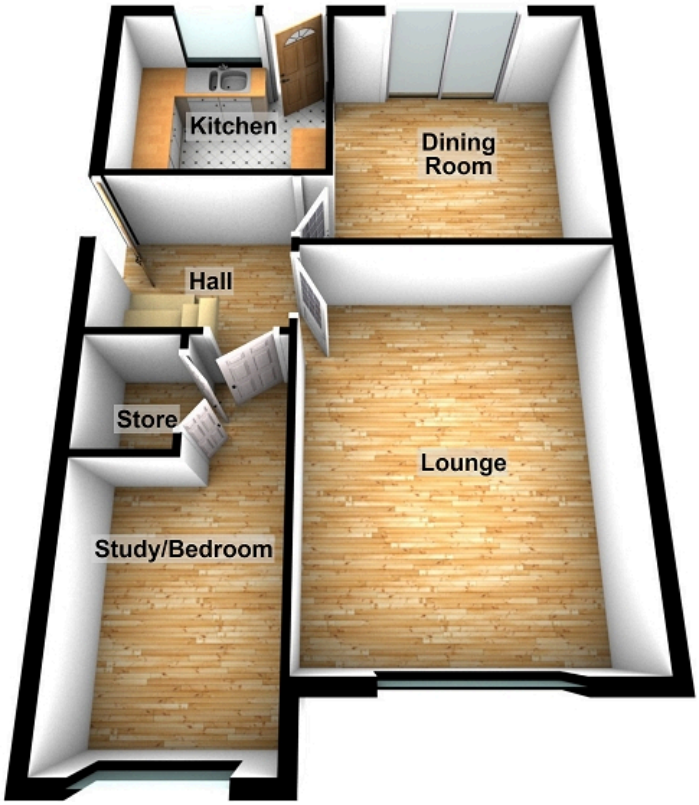





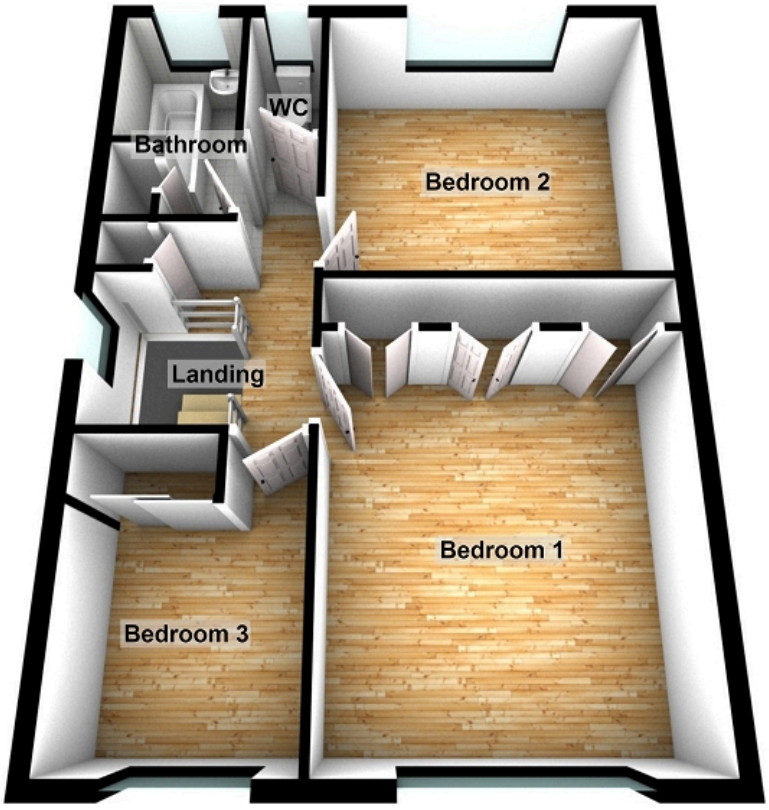




Ground Floor



First Floor



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