



## 28 Springfield Street, Morriston, Swansea, SA6 6HB

Offers Over £170,000

This delightful three-bedroom terraced house presents an excellent opportunity for first-time buyers and families. Spanning an impressive 1,023 square feet, and off road parking to the rear the property boasts a well-thought-out layout that maximises space and comfort. Upon entering, you are greeted by a spacious entrance hall that leads to two generous reception rooms. These versatile areas are ideal for entertaining guests or enjoying cosy family evenings. The well-equipped kitchen/breakfast room offers a lovely spot for casual dining and culinary adventures, making it the heart of the home. The first floor features two generously sized double bedrooms and a well appointed bathroom, complete with both a bath and a shower, caters to the household's needs, ensuring that daily routines are both convenient and enjoyable. A staircase leads to the third bedroom, which adds to the property's appeal. Outside, the house is complemented by a small forecourt garden at the front, enhancing its curb appeal. The rear garden is terraced and includes a lawned area, creating a wonderful outdoor space for children to play or for hosting summer gatherings with friends and family. Conveniently located, this home offers easy access to the M4 motorway, Morriston Hospital, the city centre, and local shops, making it an ideal choice for those who value both comfort and accessibility. This property is move-in ready, allowing you to settle in and start enjoying your new home without delay.

**The Accommodation Comprises**

**Ground Floor**

**Hall**



Entered via door to front, staircase to first floor, radiator.

**Lounge 10'1" x 11'1" (3.07m x 3.37m)**



Double glazed bay window to front, radiator.

**Dining Room 11'5" x 9'6" (3.48m x 2.90m)**



Double glazed window to rear, radiator.

**Kitchen/Breakfast Room 12'8" x 10'0" (3.85m x 3.04m)**



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric oven and a four ring gas hob with extractor hood over, radiator, tiled flooring, double glazed window to side and a double glazed door to garden.

**First Floor**

## Landing



Staircase to bedroom 3.

## Bedroom 2 11'9" x 10'2" (3.57m x 3.09m)



Double glazed window to rear, radiator.

## Bedroom 1 10'2" x 16'2" (3.10m x 4.93m)



Two double glazed windows to front, radiator.

## Bathroom



Four piece suite comprising bath, wash hand basin, tiled shower cubicle and WC. Tiled splashbacks, , cupboard housing the boiler, radiator, frosted double glazed window to side.

## Bedroom 3 17'4" x 16'0" (5.30m x 4.90m)



Skylight window to front, radiator.

## External



To the front of the property is a small forecourt garden at the front, enhancing its curb appeal.

The rear garden is terraced and includes a lawned area, creating a wonderful outdoor space for children to play or for hosting summer gatherings with friends and family.

There is rear lane access from Tawe View Crescent, which leads to a parking space.

## Aerial Images

### Agents Note

\* Please note that the seller is currently waiting for the Council to sign bedroom three \*

Tenure - Freehold

Council Tax Band -

Services - Mains electric, Mains sewerage, Mains gas, water meter.

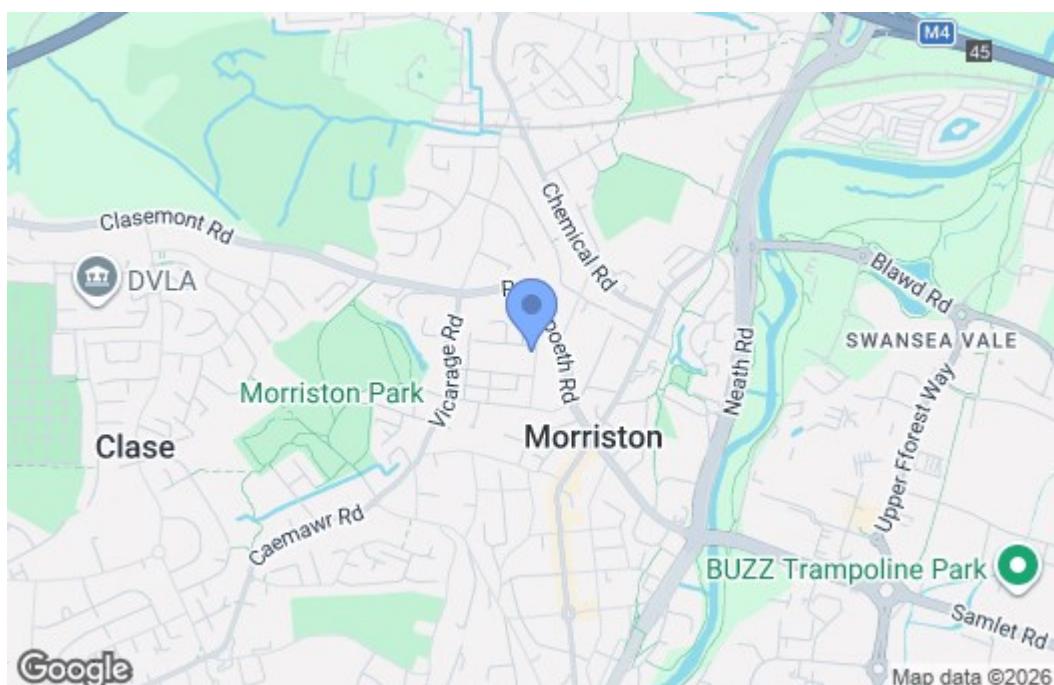
Parking - On Street and permit parking

Mobile coverage -EE Vodafone Three O2 Broadband  
Basic -17 Mbps Superfast 80 Mbps Ultrafast 10000 Mbps  
Satellite / Fibre TV Availability -BT Sky Virgin

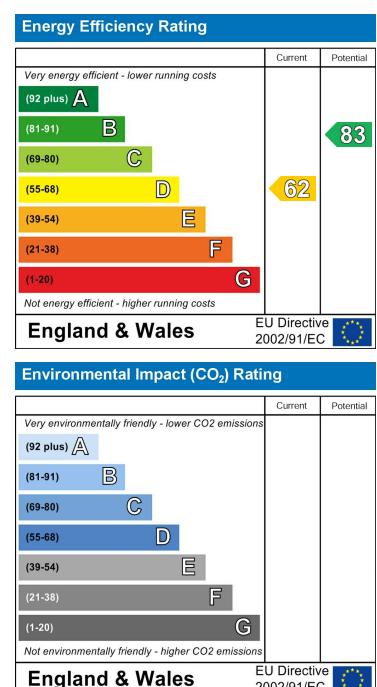
## Floor Plan



## Area Map



## Energy Efficiency Graph



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