



## 75 Mynydd Garn Lwyd Road, Morriston, Swansea, SA6 7NZ

**Offers Over £150,000**

This immaculate semi-detached house presents an excellent opportunity for first-time buyers. Just a stone's throw from Morriston town centre, the property enjoys superb access to the M4 Corridor, Morriston Hospital, and the DVLA, as well as a variety of local amenities including schools, pubs, and shops. The well-designed accommodation features a welcoming lounge that flows seamlessly into a kitchen/dining room. This area leads to a bright conservatory at the rear, which overlooks the garden, creating a perfect space for relaxation or entertaining guests. The first floor comprises two comfortable bedrooms and a modern shower room, ensuring ample space for both living and privacy. Externally, the property is complemented by a generous driveway at the front, providing convenient off-road parking. The enclosed, low-maintenance garden at the rear is ideal for enjoying sunny days or hosting gatherings.



## The Accommodation Comprises

### Ground Floor

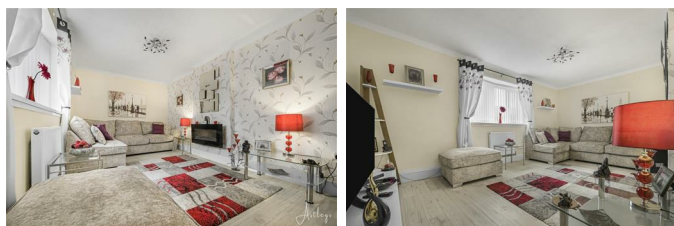
#### Entrance Hall

Entered via door to front, frosted glazed window to side, laminate flooring.

#### Hall

Storage cupboard which vendor utilises as a utility area, laminate flooring, radiator.

#### Lounge 9'11" x 17'6" (3.03m x 5.33m)



Double glazed window to front, electric fireplace, coving to ceiling, laminate flooring, two radiators.

#### Kitchen/Dining Room 7'6" x 17'6" (2.28m x 5.33m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl white ceramic sink, space for fridge/freezer, built-in electric oven and four ring gas hob. Staircase leading to first floor, laminate flooring, radiator, double glazed double doors leading into the conservatory.

### Conservatory



Two double glazed windows to side and to rear, frosted double glazed window to side, laminate

flooring, radiator, sliding double glazed door to garden.

### First Floor

#### Landing

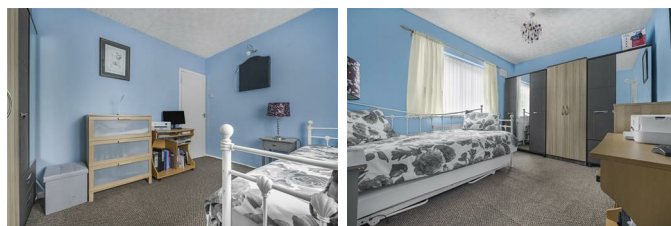
Fitted carpet, access to loft, cupboard.

#### Bedroom 1 14'10" x 9'6" (4.51m x 2.90m)



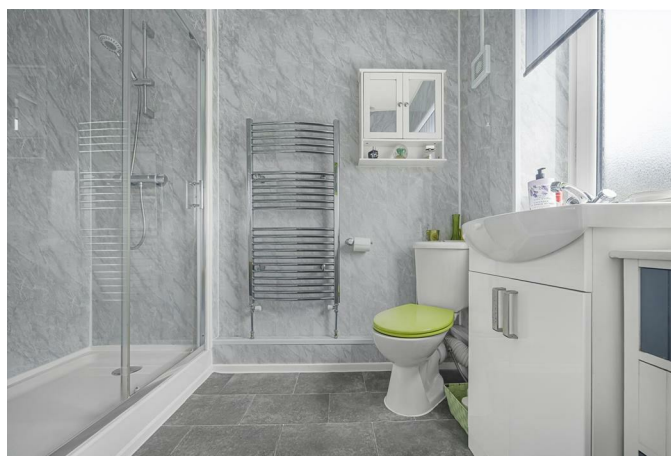
Double glazed window to front, cupboard containing wall mounted boiler, fitted carpet, radiator.

#### Bedroom 2 9'7" x 11'8" (2.92m x 3.55m)



Double glazed window to front, fitted carpet, radiator.

### Shower Room



Fitted three piece suite comprising a shower, wash hand basin and WC. frosted double glazed window to rear, Tiled walls, heated towel rail.

## External



## Front Garden

## Rear Garden



## Aerial Images

### Agents note

Tenure - Freehold

Council Tax Band - B

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

Mobile coverage - EE, Vodafone, Three, O2

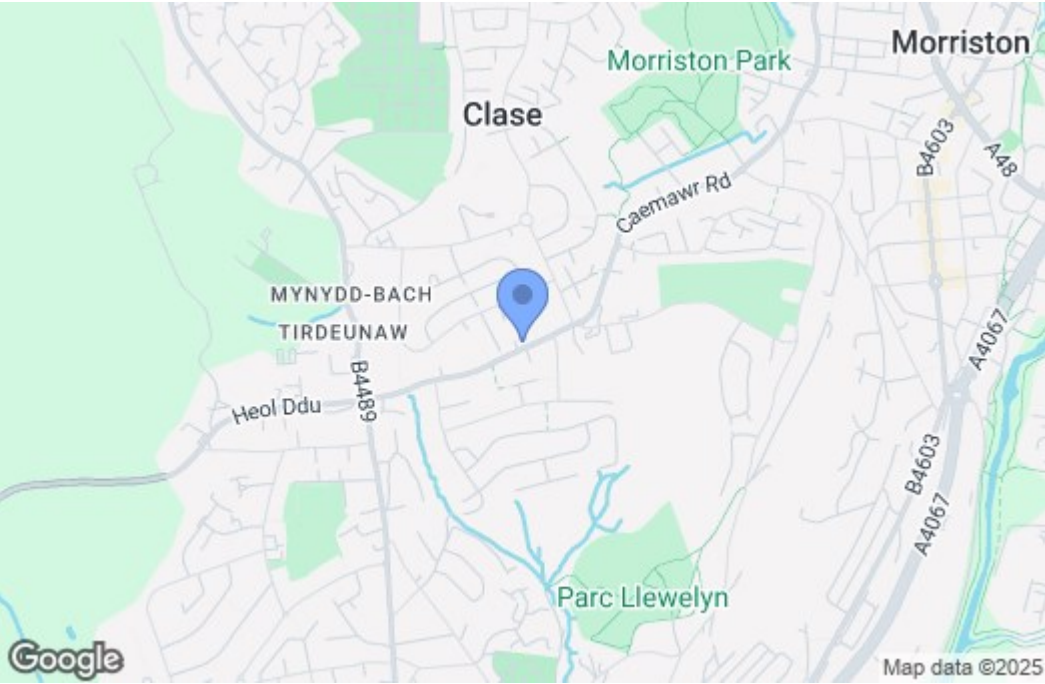
Broadband - Basic 9 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

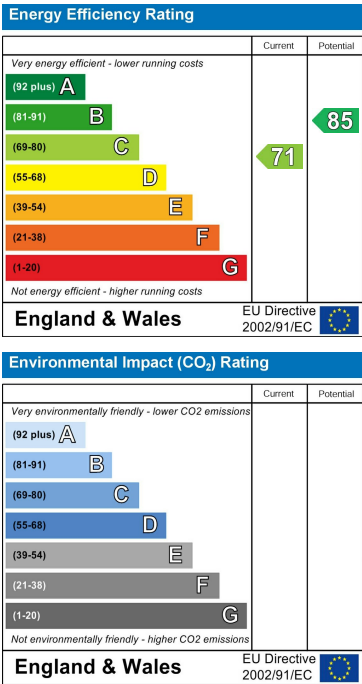
Floor Plan



Area Map



Energy Efficiency Graph



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