



## 11 Heol Y Grug, Morriston, Swansea, SA6 6EN

**£210,000**

Situated in a quiet cul-de-sac popular with both families and those looking to retire, this detached bungalow offers an excellent opportunity for buyers seeking a home to modernise and make their own. Offered with no onward chain, the property is ideally positioned within a well-established residential area. The accommodation comprises an entrance hall, kitchen, lounge, along with three bedrooms and a bathroom. Off bedroom one is a conservatory, providing a lovely space to sit, relax, and enjoy views over the rear garden throughout the year. Externally, the property benefits from a front garden and driveway, offering convenient off-road parking. To the rear is a paved patio, lawned garden area, and decked seating space, ideal for outdoor dining and entertaining. The location is particularly convenient, being not far from Morriston, where a range of amenities can be found including shops, doctors, dentists, and other everyday services. Morriston Hospital and the motorway network are also a short distance away, making this an ideal spot for commuters and healthcare professionals alike. This property presents a fantastic opportunity to create a comfortable home in a sought-after area and early viewing is recommended.



## The Accommodation Comprises

### Hall

Entered via door to front, door into kitchen and door into lounge.

### Kitchen 12'11" x 7'8" (3.94m x 2.33m)



Fitted with wall and base units with worktop space over and stainless steel sink unit. Plumbing for washing machine, space for fridge and cooker, tiled flooring, radiator. Double glazed window to side, double glazed door to side leading to the garden.

### Lounge 15'11" x 11'9" (4.84m x 3.57m)



Double glazed bay window to front, radiator.

### Inner Hallway

Access to loft, storage cupboard.

### Bedroom 1 14'11" x 7'8" (4.55m x 2.33m)



Patio door to the conservatory, radiator.

### Conservatory



Double glazed windows to side and rear with double glazed door to the garden.

**Bedroom 2 12'1" x 10'6" (3.69m x 3.21m)**



Double glazed window to rear, radiator.

**Bedroom 3 10'11" x 7'2" (3.34m x 2.19m)**



Double glazed window to side, radiator.

**Bathroom**



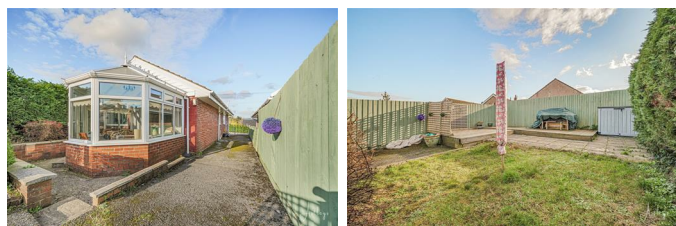
Three piece suite comprising a bath, wash hand basin and WC. Tiled splash backs, radiator, double glazed window to side

**External**



To the front of the property is a gravelled garden and driveway with gates to the rear.

There is a good sized rear garden, with a lawned area, paved patio and a decking area.





## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Main Gas Water Meter.

Parking - Driveway

Mobile coverage - EE Vodafone Three O2

Broadband - Basic - 15 Mbps Superfast 78 Mbps

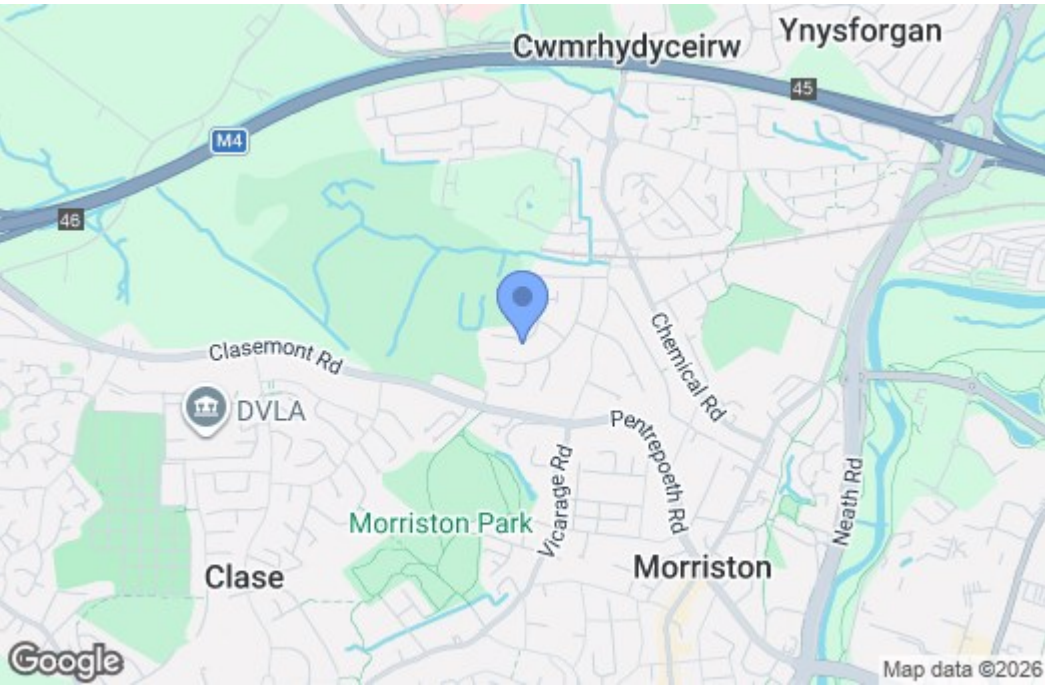
Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

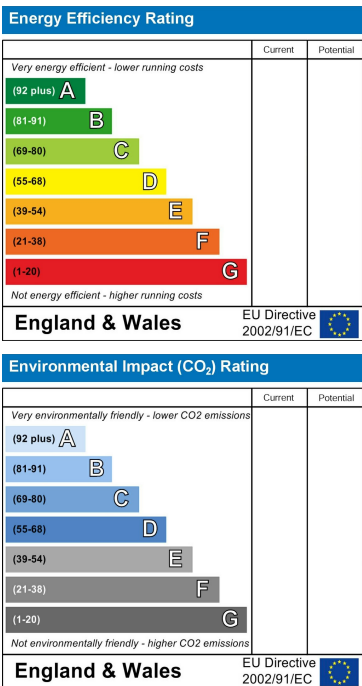
Floor Plan



Area Map



Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.