



## 19 Penrhiw Road, Morriston, Swansea, SA6 6BS

**Offers Over £195,000**

Situated in the popular and convenient area of Morriston, this well-presented three bedroom semi detached home offers versatile accommodation, making it an ideal purchase for families or first-time buyers. The property is entered via the entrance hall, leading to a front facing kitchen. To the rear, a spacious lounge and dining area provides an excellent setting for both relaxing and entertaining. A door leads through to a ground floor extension, currently utilised as a bedroom, but equally suitable as an additional reception room, home office or playroom. This flexible space also benefits from a wet room and direct access to the rear garden. Upstairs, the first floor comprises three bedrooms and a family bathroom, offering comfortable accommodation for growing families. Externally, the property features a driveway to the front with the added benefit of an electric vehicle charging point. Side access leads to a lovely maintained rear garden, designed with ease of upkeep in mind, and featuring a patio seating area alongside a lawn, perfect for outdoor dining and relaxation. The location is a standout feature, with excellent amenities right on the doorstep. The property is within walking distance of the DVLA, and offers easy access to Morriston Hospital. The M4 motorway is just a short drive away, making it ideal for commuters, while local shops, schools, and transport links are all conveniently close by.

## The Accommodation Comprises

### Ground Floor

#### Hall



Double glazed window to front, staircase first floor, door to the kitchen and door to the lounge/dining room.

#### Kitchen 6'5" x 10'1" (1.95m x 3.08m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit, plumbing for washing machine, space for cooker, radiator, tiled flooring, double glazed window to front, double glazed door to side.



#### Lounge/Dining Room 13'3" x 16'7" (4.05m x 5.05m)



Two double glazed windows to side, laminate flooring, radiator, door to the sitting room.

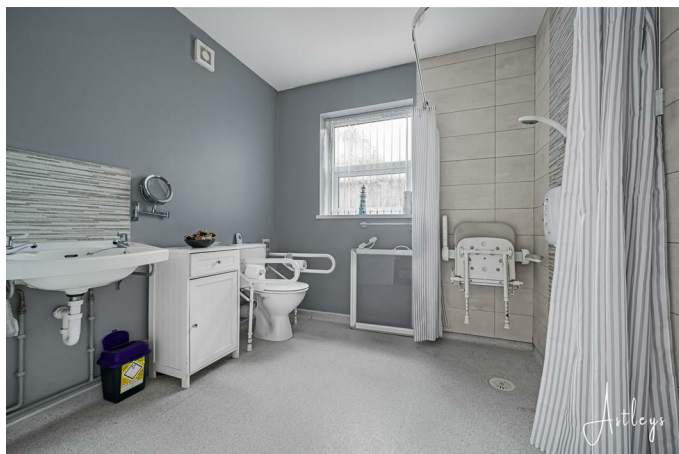


### Sitting Room/Bedroom 12'3" x 13'0" (3.74m x 3.96m)



Double glazed window to side, laminated flooring, radiator, sliding door to the wet room and double glazed door leading to the rear garden.

### Wet Room



With tiled shower area, wash hand basin and WC. Tiled splashback, radiator, frosted double glazed window to rear.

### First Floor

### Landing

Storage cupboard, access to loft.

### Bedroom 1 10'11" x 10'0" (3.33m x 3.06m)



Double glazed window to front, radiator.

### Bedroom 2 10'10" x 8'2" (3.31m x 2.50m)



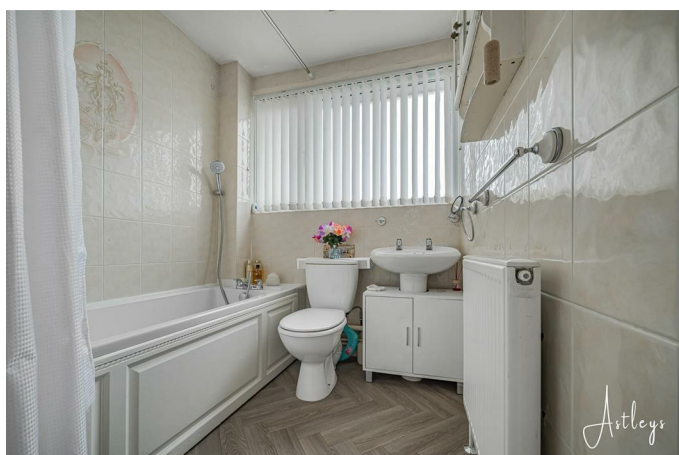
Double glazed window to rear, cupboard housing the boiler, radiator.

### Bedroom 3 7'3" x 8'2" (2.20m x 2.49m)



Double glazed window to rear, radiator.

### Bathroom



Three piece suite with comprising, bath, wash hand basin and WC. Tiled walls, radiator.

### External



Externally, the property features a driveway to the front with the added benefit of an electric vehicle charging point and side access leads to the rear.

The rear garden is lovely maintained and designed with ease of upkeep in mind, and featuring a patio seating area alongside a lawn, perfect for outdoor dining and relaxation.



### Agents Note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Main Gas. Mains meter.

Parking - Driveway

Mobile coverage - EE Vodafone Three O2

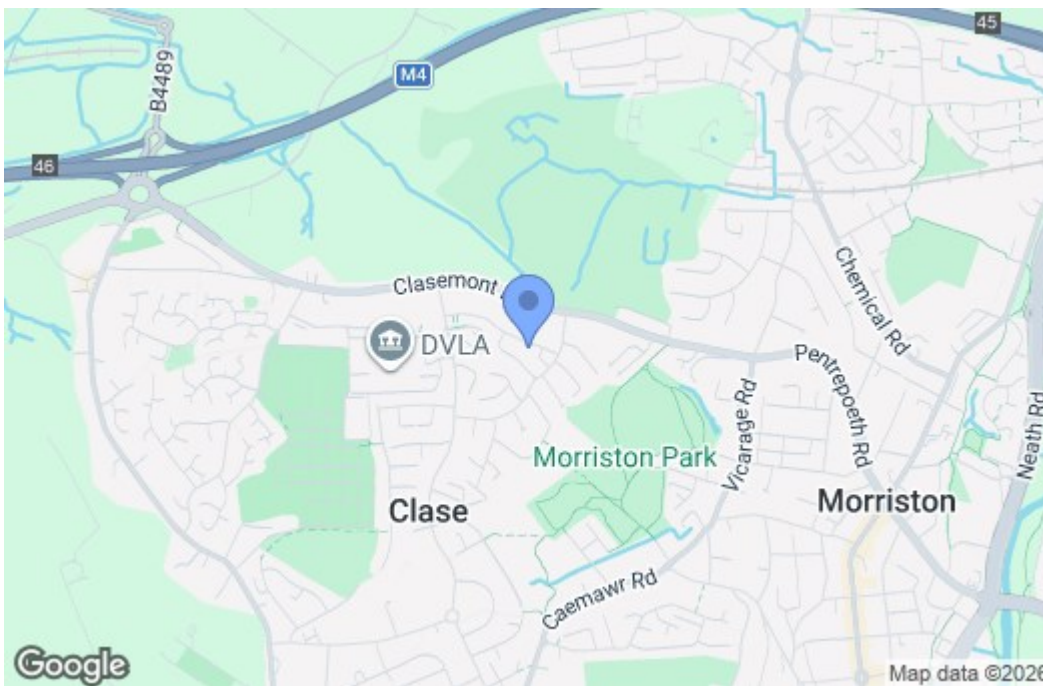
Broadband - Basic 14 Mbps Superfast 80 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

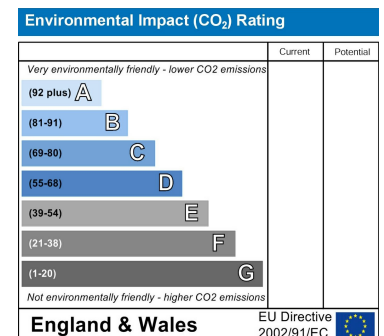
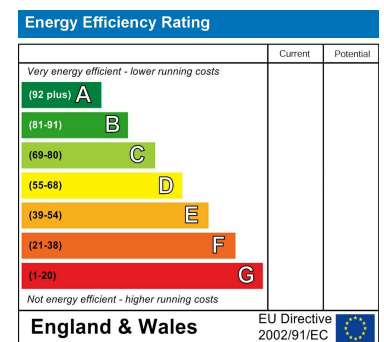
## Floor Plan



## Area Map



## Energy Efficiency Graph



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