



11 Francis Road, Morriston, Swansea, SA6 7DY

Offers Over £210,000

Presenting a prime opportunity to acquire a contemporary three-bedroom detached home, strategically located near key amenities including the M4, DVLA, Morriston Hospital, Morriston Shopping Centre, and various schools, making it an ideal choice for families. The property has been thoughtfully updated by its current owner, boasting a new kitchen and bathroom for modern convenience. The ground floor features a welcoming lounge and a generously sized kitchen/dining room, while the first floor hosts the bedrooms and a well-appointed bathroom complete with both bath and shower facilities. External features include a front garden with driveway and a fenced rear garden, enhancing the overall appeal of this desirable family residence. Additionally, its proximity to Morriston Park adds another layer of convenience and recreational opportunity, making it an even more attractive option for prospective buyers.

The Accommodation Comprises

Ground Floor

Hall



Double glazed door to front with side panel, storage cupboard with window to side, part tiled flooring, part laminated flooring, radiator, staircase to first floor.

Lounge 10'10" x 15'7" (3.29m x 4.76m)



Double glazed window to front, laminate flooring, radiator.

Another Aspect Of The Lounge



Kitchen/Dining Room 11'9" x 21'5" (3.57m x 6.52m)



The newly fitted kitchen/dining room offers a modern and sleek space, equipped with base units featuring ample worktop space. It includes a 1+1/2 bowl sink unit with tiled splashbacks, along with plumbing for both washing machine and dishwasher, as well as designated space for a fridge/freezer. The kitchen boasts built-in eye level electric oven and a four-ring electric hob with extractor hood over, ensuring efficient cooking. Additionally, there's a cupboard housing the gas combination boiler. The room is well-lit with ceiling spotlights and features tiled flooring for easy maintenance. A double glazed window to the rear and a double glazed door to the side offer natural light and access to the outdoor area, enhancing the functionality and aesthetic appeal of this contemporary kitchen/dining space.

Another Aspect Of The Kitchen/Dining Room

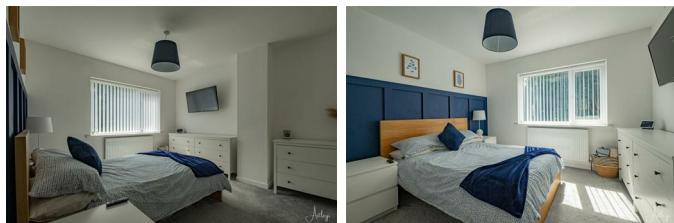


First Floor

Landing

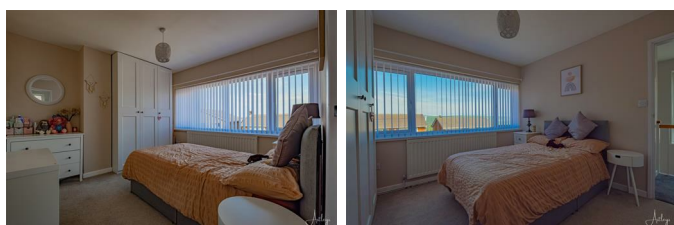
Frosted double glazed window to side.

Bedroom 1 11'10" x 10'11" (3.60m x 3.34m)



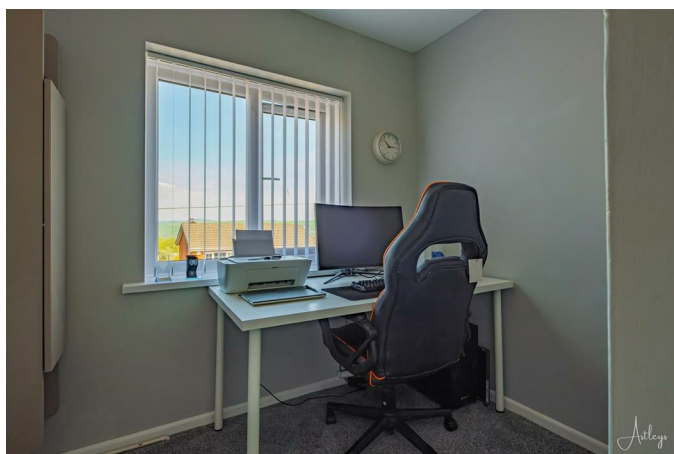
Double glazed window to rear, radiator.

Bedroom 2 10'8" x 10'11" (3.26m x 3.34m)



Double glazed window to front, radiator.

Bedroom 3 7'5" x 7'9" (2.25m x 2.36m)



Double glazed window to front, radiator.

Bathroom



The newly fitted bathroom features a modern four-piece suite, comprising a bath, wash hand basin, tiled shower cubicle, and WC, providing both convenience and comfort. It includes a radiator for added warmth, tiled flooring for easy maintenance, and ceiling spotlights for optimal illumination. The frosted double glazed window to the rear allows natural light to filter through, creating a bright and inviting atmosphere. With its contemporary design and functional layout, this bathroom offers a luxurious retreat within the home.

External



Externally, at the front a lawned garden greets you, accompanied by a convenient driveway providing off-road parking.

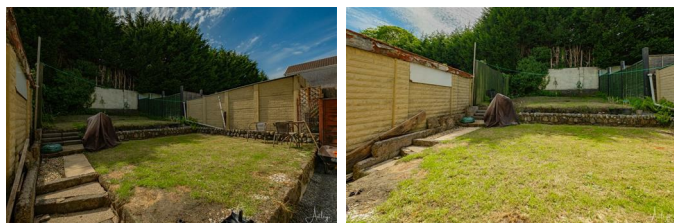
Gated access leads to the rear of the property, where you'll find a block-built garage, offering additional storage. The rear garden is predominantly laid to lawn, providing ample space for outdoor activities and relaxation. Completing the outdoor area is a patio,

perfect for al fresco dining or entertaining guests. With its combination of practicality and charm, the external features of this property enhance its overall appeal and functionality.

Front Garden



Rear Garden



Aerial Images



Aerial Images



Agents Note

Tenure - Freehold

Council Tax - E

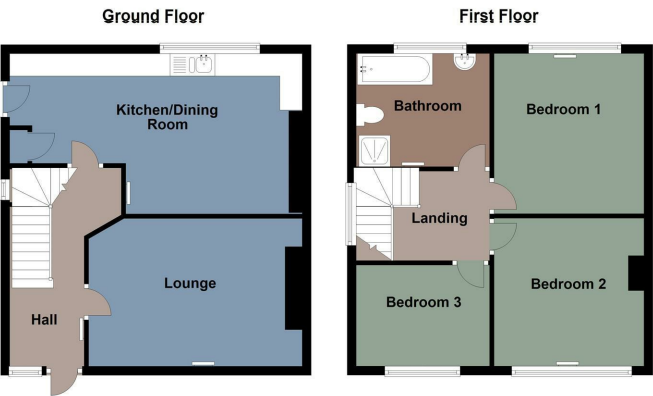
Services- Mains electric. Mains sewerage. Mains Gas. Water Meter.

Mobile Coverage -EE Vodafone Three O2

Broadband - Basic 14 Mbps Superfast 60 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

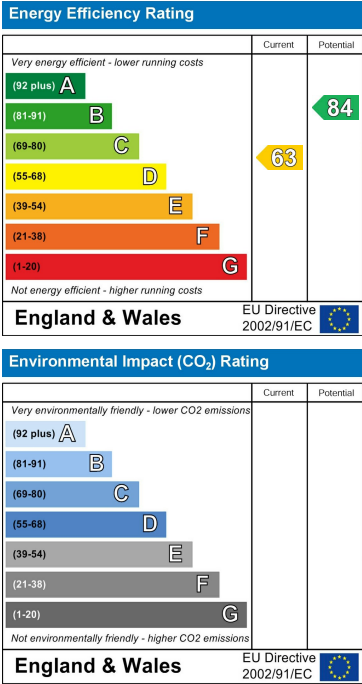
Floor Plan



Area Map



Energy Efficiency Graph



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