



## 39 Heol Rhosyn, Morriston, Swansea, SA6 6ER

**£160,000**

\*\*\*Video Tour Available\*\*\*

A two bedroom detached bungalow for sale with no onward chain. Located in the popular area of Morriston within close proximity to the M4 corridor, local shops, schools, good transport links to Swansea City Centre and Morriston hospital.

The accommodation comprises; porch, hallway, living room, kitchen, conservatory, two bedrooms (en-suite off bedroom two) and shower room. Externally to the front of the property there is a good size brick paved driveway, patio and gravelled area with mature shrubs. To the rear of the property is an enclosed garden with lawned area and patio.

## The Accommodation Comprises

### Ground Floor

#### Porch



Entered via front door, double glazed windows to front and sides, tiled floor.

#### Hallway



Storage cupboard, fitted carpet.

#### Living Room 14'6" x 11'10" (4.43m x 3.61m)



Electric fireplace with surround, double glazed window to front, fitted carpet, radiator.

#### Inner Hallway

Storage cupboard housing the boiler, fitted carpet.

#### Kitchen 11'11" x 9'1" (3.63m x 2.77m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit, integrated fridge/freezer. Built-in microwave, oven and electric hob with extractor hood over. Sliding doors leading to conservatory, laminate flooring.

#### Conservatory



Double glazed windows to side and rear, door to rear, tiled flooring.

### Bedroom 1 15'1" x 11'0" (4.61m x 3.36m)



Double glazed window to rear, fitted carpet, radiator.

### Bedroom 2 10'1" x 8'4" (3.08m x 2.53m)



Double glazed window to side, door leading to en-suite, fitted carpet, radiator.

### En-suite



Fitted three piece suite comprising shower cubicle, vanity wash hand basin and WC. Frosted double glazed window to side, storage cupboard, panelled walls, vinyl flooring, heated towel rail.

### Shower Room



Fitted with three suite comprising shower cubicle, vanity wash hand basin and WC, Frosted double glazed window to side, panelled walls, vinyl flooring, heated towel rail.

### External

#### Front



Good size brick driveway, patio and gravelled area with mature shrubs, steps leading down to front door.

#### Rear Garden



Enclosed garden with lawned and patio areas.

### Tenure

Freehold

Council Tax - C (2022/2023 - £1584.39 MIN)

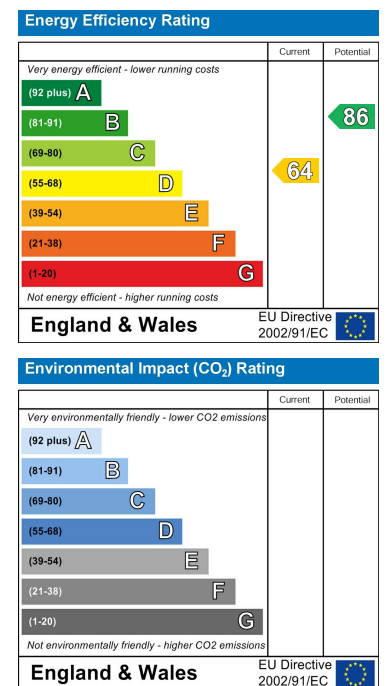
## Floor Plan



## Area Map



## Energy Efficiency Graph



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