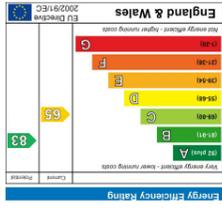
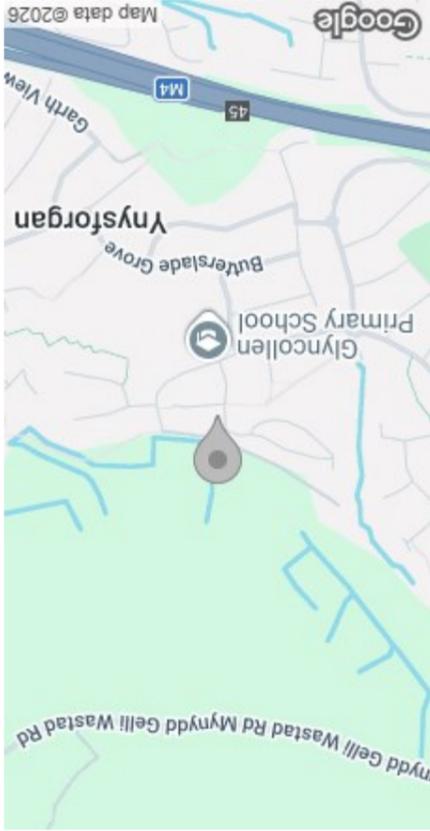


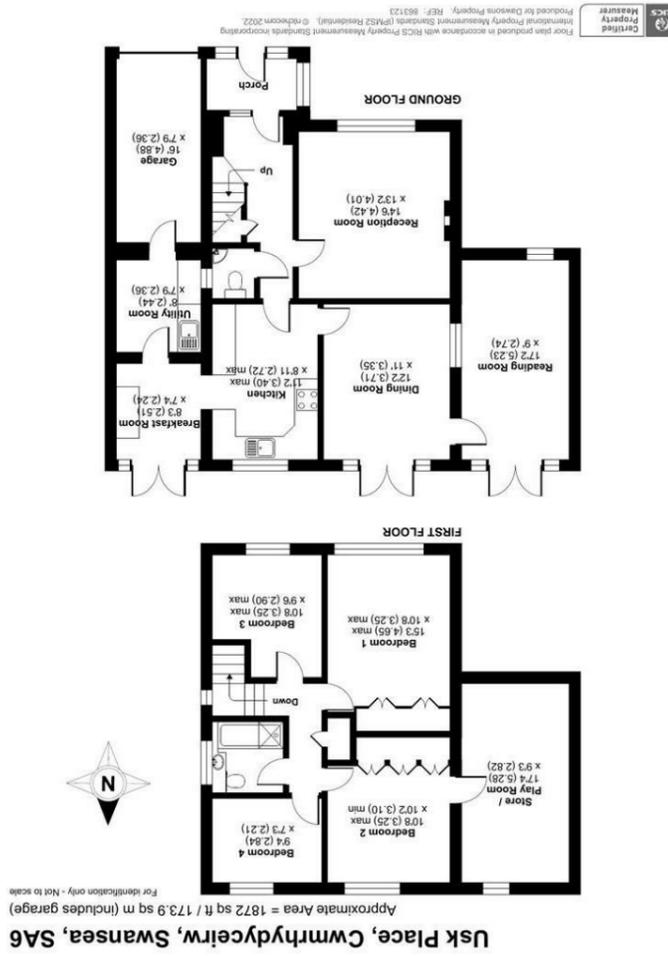
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



1 Usk Place

Parc Gwernfadog, Morriston, Swansea, SA6 6RE

Offers Over £375,000



GENERAL INFORMATION

Nestled in the charming area of Usk Place, Parc Gwernfadog, Morriston, Swansea, this beautifully presented detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this home is ideal for families seeking ample living space. The property boasts three well-appointed reception rooms, providing versatile areas for relaxation, entertainment, or even a home office.

The interior of the house is well maintained throughout, ensuring a welcoming atmosphere from the moment you step inside. The two modern bathrooms add to the practicality of the home, catering to the needs of a busy household.

One of the standout features of this property is the beautifully maintained, enclosed rear garden. This outdoor space is perfect for enjoying sunny days, hosting gatherings, or simply unwinding in a tranquil setting. Additionally, the property benefits from a driveway and an integral garage, offering convenient parking solutions.

Location is key, and this home does not disappoint. It is situated close to local amenities, making daily errands a breeze. Furthermore, the proximity to the DVLA and Morriston Hospital makes it an excellent choice for professionals working in these sectors. For those who require easy access to the wider region, the property enjoys great transport links to the M4, ensuring that commuting is straightforward.

FULL DESCRIPTION

Entrance

Porch

Hallway

Cloakroom

Reception Room

14'6" x 13'1" (4.42m x 3.99m)

Kitchen

11'1" x 8'11" (3.40m x 2.72m)

Dining Room

12'2" x 10'11" (3.71m x 3.35m)

Reading Room

17'1" x 8'11" (5.23m x 2.74m)

Breakfast Room

8'2" x 7'4" (2.51m x 2.24m)



Utility Room

8'0" x 7'8" (2.44m x 2.36m)

First Floor

Landing

Bedroom One

15'3" x 10'7" (4.65m x 3.25m)

Bedroom Two

10'7" x 10'2" (3.25m x 3.10m)

Store/Play Room

17'3" x 9'3" (5.28m x 2.82m)

Bedroom Three

10'7" x 9'6" (3.25m x 2.90m)

Bedroom Four

9'3" x 7'3" (2.84m x 2.21m)

Bathroom

External

Parking

Driveway and integral garage (16'0 x 7'9)

Council Tax Band

E

EPC

D

Tenure

Freehold

Services

Mains electricity, gas, water and sewerage.

Broadband - The current supplier is Now TV.

Mobile - There are no known issues with mobile coverage using the vendor's current supplier, Tesco. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

