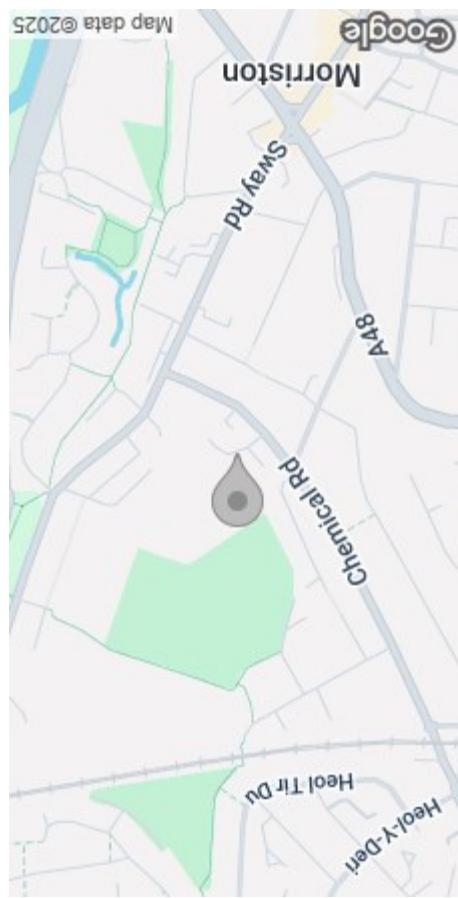
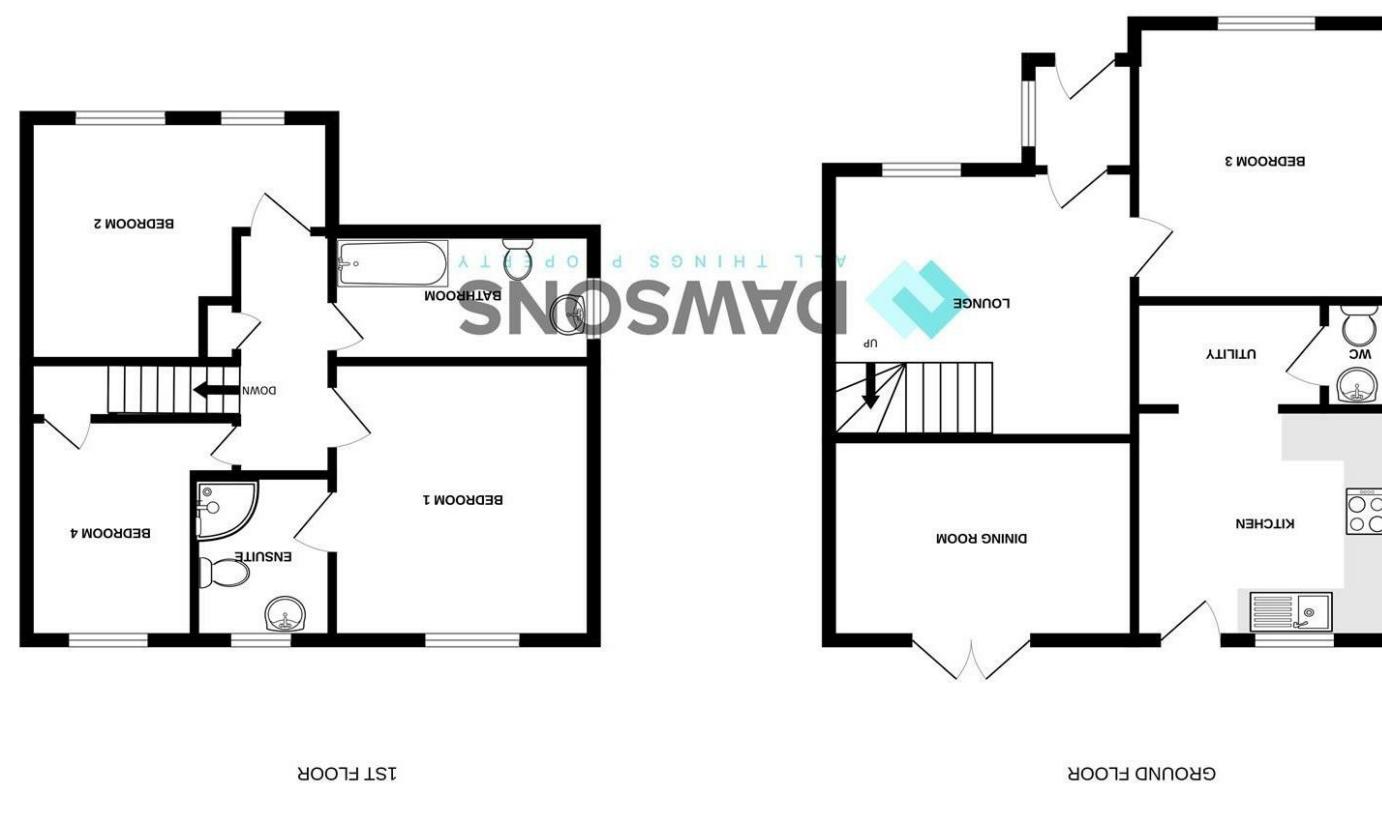


These particularists, whilst best believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Individual purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection of otherwise as to their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

EPC



AREA MAP



FLOOR PLAN



16 Llys Dol

Morriston, Swansea, SA6 6LD

Offers Over £235,000



GENERAL INFORMATION

Situated in the charming area of Llys Dol, Morriston, Swansea, this delightful detached house offers a perfect blend of comfort and convenience.

With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The well-presented interior boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The house features two modern bathrooms, ensuring that morning routines run smoothly for everyone.

Outside, the enclosed rear garden offers a private sanctuary, perfect for enjoying sunny afternoons or hosting barbecues with family and friends. Additionally, the property includes parking for two vehicles, a valuable asset in this sought-after location.

Situated close to local amenities, the DVLA, and Morriston Hospital, this home is perfectly positioned for those who appreciate easy access to essential services. Furthermore, excellent transport links to the M4 make commuting a breeze, connecting you to the wider region with ease.

With no chain involved, this property is ready for you to move in and make it your own.



FULL DESCRIPTION

Entrance



Porch



Lounge

14'2 x 12'7 (4.32m x 3.84m)



Dining Room

12'7 x 8'6 (3.84m x 2.59m)



Kitchen

10'0 x 8'11 (3.05m x 2.72m)



Utility



Cloakroom



Bedroom Three
11'11 x 8'7 (3.63m x 2.62m)



First Floor

Landing



Bedroom One

11'6 x 8'11 (3.51m x 2.72m)

En-suite

Bedroom Two
12'7 max x 10'2 max (3.84m max x 3.10m max)



Bedroom Four
12'7 6'8 (3.84m 2.03m)

External

Parking

Driveway

Council Tax Band

D

EPC

D

Tenure
Freehold

Services
Mains electricity, gas, water (metered) and sewerage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

Additional Information

There is a Japanese Knotweed plan in place for the adjacent land.

