

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.

