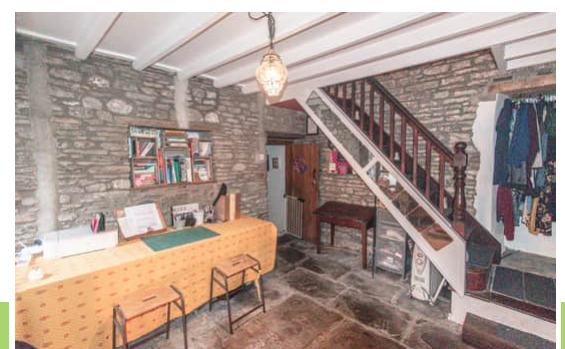




**Dorglwyd House, Rhydybandy Road,
Morrison, Swansea, SA6 6NX**

Asking Price: £449,950

- Original 18th Century Structure
- Three Reception Rooms With Modern Open Plan Extension
- Open Plan Family Room With Modern Fitted Kitchen
- Large Side And Enclosed Rear Gardens
- A Must See Property
- Three Double Bedrooms
- Popular And Sought After Residential Area
- Approx Gross Internal Area



Entrance Porch

Entered via solid oak front door giving access to a porch with flag stone floor, windows to side and inner door to:-

Lounge

4.00m x 3.40m (13' 1" x 11' 2")

A beautiful light, airy and cosy lounge with flagstone flooring, original exposed stone walls, beamed ceiling, feature cast iron wood burner, double glazed window to front aspect and small step to:-

Sitting Room

3.91m x 3.61m (12' 10" x 11' 10")

Open plan effect with staircase giving access to the first floor, flagstone flooring, original exposed stone walls, inset feature cast iron wood burner and hearth, two double glazed windows to side aspect, shelved book case, beamed ceiling and door to:-

Reception Room/Sauna

3.60m x 2.31m (11' 10" x 7' 7")

A good sized room suitable for many purposes, Rayburn stove with hearth and wooden mantle, beamed ceiling with spot lighting, flagstone flooring, fitted church wooden pew with fitted shelves above, to recess and a walk in sauna.

Family Room/dining Room/Kitchen

5.56m x 6.92m (18' 3" x 22' 8")

This open-plan family room and kitchen is the true heart and soul of the property, offering a stunning space where comfort meets elegance. With built-in appliances and a seamless flow between the living and cooking areas, it's a perfect setting for both entertaining guests and unwinding with loved ones. The large windows allow natural light to flood the room, creating a bright and airy atmosphere that feels warm and inviting. The peaceful, spacious design encourages relaxation, while the modern finishes and attention to detail provide a sophisticated backdrop for family gatherings. Whether enjoying a quiet moment or hosting friends, this versatile space effortlessly blends style and functionality, making it the ideal hub for everyday living.

Utility Room

3.25m x 1.83m (10' 8" x 6' 0")

With 'Mongolian' tile flooring, floor standing Worcester boiler (supplying domestic hot water and oil central heating) plumbing for automatic washing machine, wash hand basin, low level W.C, extractor fan, inset spot lighting and double glazed window to rear aspect.

Bathroom

2.62m x 2.47m (8' 7" x 8' 1")

An extremely well fitted and presented 4 piece white bathroom suite comprising panel bath with chrome hot and cold taps over, walk in, one and half curved base shower cubicle housing chrome mains shower with glazed screen, low level W.C, wash hand basin, extractor fan, inset spot lighting, heated towel rail and double glazed frosted window to rear aspect.

First Floor Landing

Spindled staircase with stripped pine floor boards, exposed stone walls, attic hatch and doors to:-

Bedroom One

4.19m x 3.78m (13' 9" x 12' 5")

With stripped pine floor boards, exposed stone walls and double glazed window to front aspect.

Bedroom Two

2.97m x 2.43m (9' 9" x 8' 0")

With shelf space to recess, stripped pine flooring, exposed stone walls and double glazed window to side aspect.

Bedroom Three

3.86m x 2.67m (12' 8" x 8' 9")

With fitted shelves, exposed stone walls, stripped pine floor boards, inset spot lighting and double glazed window to rear aspect.



External

A rare opportunity to enjoy not one, but two expansive outdoor spaces that truly set this property apart. The larger-than-average rear garden provides the perfect backdrop for both relaxation and recreation, with ample space for gardening, play, or entertaining. Laid mainly to lawn, it's a beautiful, versatile space where you can unwind or let your imagination run wild.

The extended side garden offers even more room to stretch out, ideal for those who enjoy a peaceful retreat or perhaps the chance to create a stunning outdoor flower garden.. Whether you're hosting family BBQs or simply soaking in the open, peaceful views, this home has you covered.

With a spacious front driveway, there's plenty of parking space for multiple vehicles, ensuring convenience and ease for guests, or growing families. And the best part? This entire property is fully enclosed and level, providing a sense of privacy and security that's perfect for children and pets to roam freely.

For nature lovers, the garden is a sanctuary for wildlife, offering a serene environment where an array of birds can be spotted right outside your window. This home is an ideal blend of peaceful country living and modern convenience, all just waiting for you to make it your own.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.





Ground Floor

Approx 106 sq m / 1138 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

