



26 Camellia Drive, Morrision, Swansea, SA6 6ED

Asking Price: £210,000

- Extended Detached Bungalow
- Popular And Convenient Residential Area
- Family Bathroom And Ensuite Facility
- Front And Rear Gardens
- Quiet Cul-de-sac Location
- Two Bedrooms
- Driveway Parking With Single Detached Garage
- No Forward Chain



Entrance Porch

Entered via double glazed side door giving access to porch, double glazed windows to front and side aspect, ceramic tile flooring and inner double glazed door to:-

Hallway

With built in coats cupboard with sliding mirrored doors and opening to:-

Kitchen

A fully fitted modern kitchen with a good selection of matching base and wall units with colour coordinated roll top work surface space and preparation area incorporating one and half bowl stainless steel sink unit with hot and cold mixer taps over, plumbing for automatic washing machine and dish washer, wall mounted boiler (supplying domestic hot water and gas central heating) space for cooker with extractor canopy over, part tiled walls, medium oak effect vinyl flooring, space for fridge freezer, two double glazed windows to side and double glazed door to side giving access to the rear.

Lounge

With fitted coal effect gas fire within ornate wooden mantle, marble back panel and matching hearth, textured ceiling with coving, double glazed window to front aspect, glazed panel door back to hallway and further door to:-

Inner Hallway

With airing cupboard space, attic hatch (with drop down ladder, part boarded) and doors to:-

Master Bedroom

A spacious master bedroom with free standing mirrored wardrobes, textured ceiling with coving and double glazed window looking onto rear garden.

Bedroom Two

A good size room with fitted wardrobes, textured ceiling, coving and opening to:-

Sitting room

With medium oak effect laminate flooring, attic hatch, double glazed window and door to side aspect and further door to:-

Ensuite Shower

A three piece suite comprising walk in shower with mains chrome shower (suitable for disabled use and wheel chair), low level W.C, wash hand basin, ceramic tile flooring, fully tiled walls, heated towel rail and double glazed frosted window to rear aspect.

Family Bathroom

A three piece suite in white comprising panel bath with chrome shower attachment and hot and cold mixer taps over, low level W.C, wash hand basin, fully tiled walls and double glazed frosted window to side aspect.

External

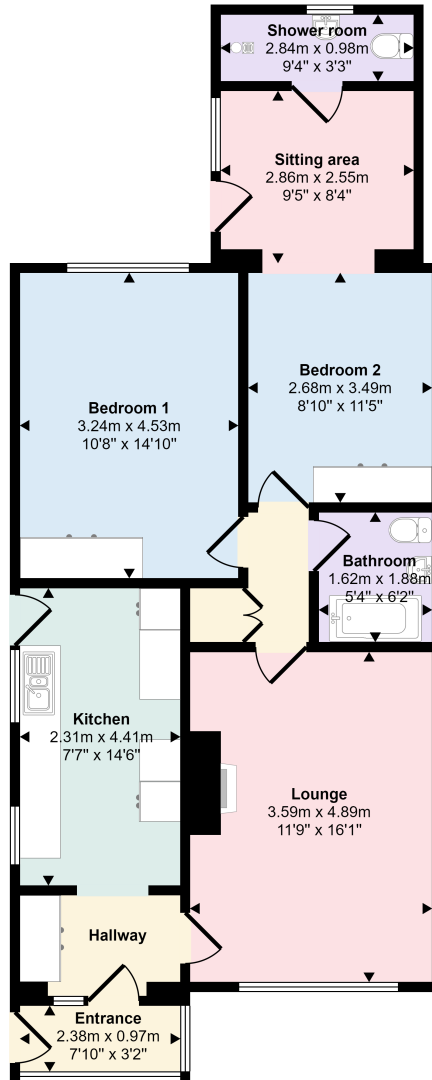
The bungalow is accessed via front gates to a block paviour driveway suitable to park numerous vehicles that leads to a single detached garage. Low maintenance front garden with Cotswold stone chippings and mature shrubs. To the rear is a good sized level and enclosed garden with feature block paviour patio area, a further flagstone patio area, a selection of mature shrubs, security lighting and outside tap.

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.



Approx Gross Internal Area
78 sq m / 844 sq ft



Floorplan

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

