



Windermere Road, Morriston, Swansea, SA6 7QE

Asking Price: £229,950

- Three Bedroom Detached Bungalow
- Popular And Sought After Residential Area
- Potential To Develop Further Subject to all Planning Consents
- Driveway Parking and Tandem Garage
- Generous Low Maintenance Plot
- Modern Fitted Kitchen
- No Forward Chain



Entrance Hallway

Entered via side door to an L shaped hallway, attic hatch (with drop down ladder and light)) and doors to:-

Lounge

04.55m x 3.58m (14' 11" x 11' 9")

A good size light and airy room, fitted gas fire (with back boiler supplying domestic hot water and gas central heating) within ornate wooden mantle, marble back panel and matching hearth, fitted wall lights and double glazed window to front aspect.

Kitchen

3.77m x 2.69m (12' 4" x 8' 10")

A well presented and fully fitted modern kitchen with a good selection of matching base and wall units and drawer space, colour coordinated roll top work surface space and preparation area incorporating sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, 4 ring ceramic, hob and extractor canopy over, part tiled walls, ceramic tile flooring, built in pantry with shelves, cupboard, integrated fridge, plumbing for automatic washing machine, double glazed windows to side and rear aspect, door giving access to side driveway and further door back to hallway.

Bedroom One

3.84m x 3.51m (12' 7" x 11' 6")

With two tv aerial sockets, textured ceiling and double glazed window to rear aspect.

Bedroom Two

3.54m x 2.81m (11' 7" x 9' 3")

With textured ceiling and double glazed window to side aspect.

Bedroom Three

3.65m x 2.71m (12' 0" x 8' 11")

With built in airing cupboard space and double glazed window to front aspect.

Bathroom

1.99m x 1.66m (6' 6" x 5' 5")

A three piece coloured suite comprising panel bath with chrome hot and cold mixer taps over and glazed side screen, wash hand basin, low level W.C., fully tiled walls, ceramic tile flooring and double glazed frosted window to side aspect.

External

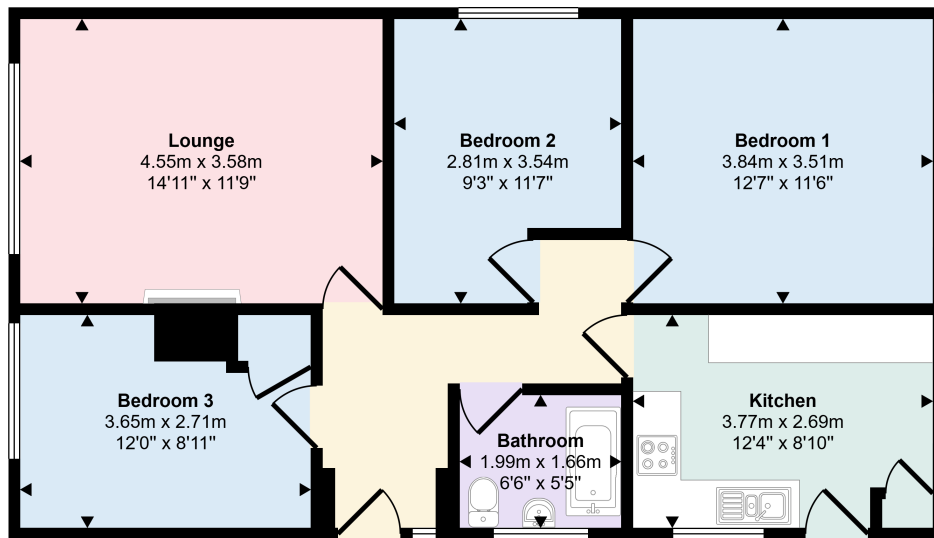
To the front of the property is driveway parking leading to a tandem garage with up and over door. Front garden with Cotswold stone chippings. Gate to the side then gives access to a good size level and enclosed low maintenance garden with paved patio area, cotswold stone chippings, and open aspect views to the rear.

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.

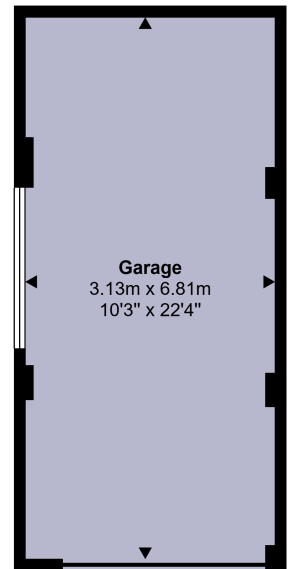


Approx Gross Internal Area
94 sq m / 1017 sq ft



Floorplan

Approx 73 sq m / 787 sq ft



Garage

Approx 21 sq m / 229 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
57	77
England, Scotland & Wales	
EU Directive 2002/91/EC	

