



21 Rosemary Court, Morrision, Swansea, SA6 6HL

Asking Price: £229,950

- An Extended Three Bedroom Detached Family Home
- Ideal Family Home Or Investment Opportunity
- Ground Floor Wet Room And First Floor Bathroom
- Driveway And Detached Single Garage
- Potential To Develop Further Subject to all Planning Consents
- Two Reception Rooms
- Front Side And Rear Gardens
- Popular And Sought After Residential Area



Entrance Hallway

Entered via double glazed leaded door with matching glazed side panel to hallway with staircase giving access to the first floor, under stairs storage cupboard space and doors to:-

Wet Room

2.35m x 1.95m (7' 9" x 6' 5")

This modern wet room is thoughtfully designed for comfort and practicality, featuring a walk in seated electric shower for ease of use and accessibility. A stylish wash hand basin is complemented by fitted storage cupboards beneath, offering convenient space for toiletries and essentials. The low-level W.C. completes the layout, while a double-glazed frosted window to the rear aspect provides natural light with maintained privacy.

Lounge

5.34m x 3.54m (17' 6" x 11' 7")

A good size light and airy room, fitted gas fire within wooden mantle and tiled hearth, fitted wall lights, textured ceiling with coving, double glazed leaded bay window to front aspect and sliding door to:-

Dining Room

3.06m x 3.00m (10' 0" x 9' 10")

With textured ceiling and coving, double glazed window to rear aspect and door to:-

Kitchen

2.96m x 2.34m (9' 9" x 7' 8")

A fully fitted kitchen with a range of matching base and wall units and drawer space in white with colour coordinated roll top work surface space and preparation area incorporating one and a half bowl ceramic sink unit with chrome hot and cold mixer taps over, plumbing for automatic washing machine, space for fridge freezer, part tiled walls, textured ceiling with coving, double glazed window to side aspect and double glazed door giving access to side and rear.

First Floor Landing

With double glazed frosted window to side aspect, textured ceiling and coving, attic hatch and doors to:-

Bedroom One

4.10m x 3.01m (13' 5" x 9' 11")

With built in cupboard space housing boiler (supplying domestic hot water and gas central heating) textured ceiling with coving and double glazed leaded window to front aspect.

Bedroom Two

3.37m x 3.07m (11' 1" x 10' 1")

With textured ceiling and coving and double glazed window looking onto rear garden.

Bedroom Three

2.88m x 2.41m (9' 5" x 7' 11")

With built in over stairs storage cupboard space and double glazed leaded window to front aspect.

Bathroom

2.01m x 1.65m (6' 7" x 5' 5")

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



External

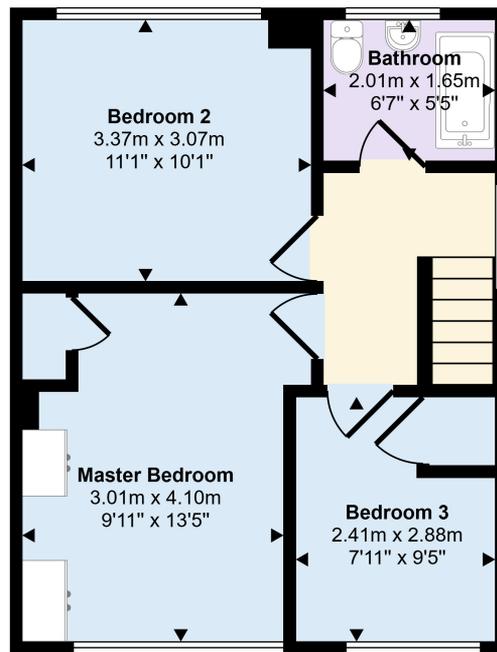
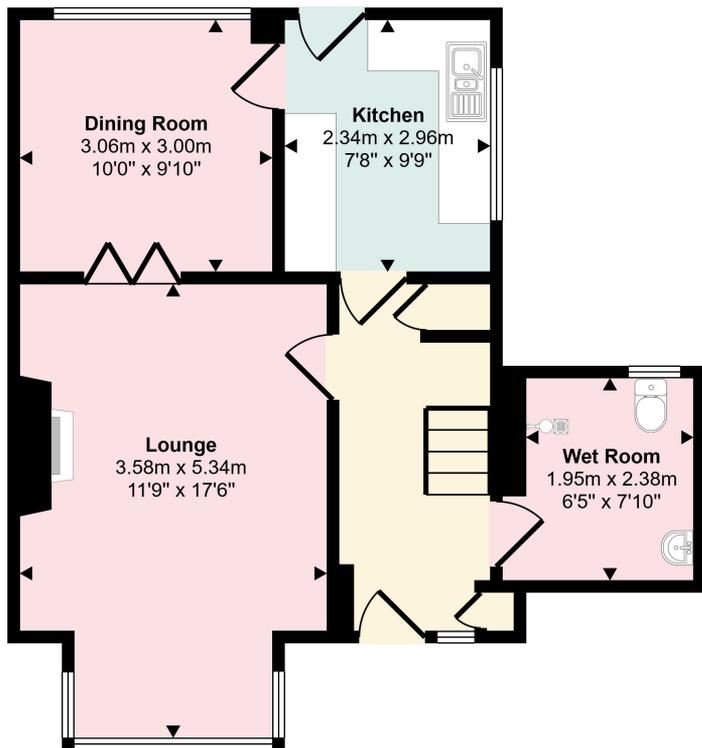
Positioned on a desirable corner plot, the property enjoys generous gardens to the front, side, and rear, offering both privacy and excellent outdoor space. A set of small steps leads up to the home, flanked by neatly lawned gardens on either side, complemented by mature hedgerows and well-stocked flower borders that create an attractive first impression. A gate to the side provides access to an additional lawned area, perfect for families, gardening enthusiasts, or simply relaxing outdoors. To the rear, you'll find a low-maintenance patio area ideal for entertaining or enjoying summer evenings. A small driveway provides convenient off-street parking and leads to a single detached garage with an up-and-over door. Beyond the garage, there is a separate potting and storage area, offering practical space for gardening tools or additional storage needs.

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
89 sq m / 959 sq ft



First Floor
Approx 41 sq m / 437 sq ft

Ground Floor
Approx 49 sq m / 523 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.

