



## Heol Y Grug, Morriston, Swansea, SA6 6EN

Asking Price: £209,950

- Extended Detached Bungalow
- Larger Than Average Corner Plot
- Quiet Cul-de-sac Location
- No Forward Chain
- Two Bedrooms
- Potential To Develop Further Subject To All Planning Consents
- Two Garages



**Entrance Porch**

Entered via double glazed front door with matching glazed side panel, inner door to:-

**Lounge**

5.091m x 3.836m (16' 8" x 12' 7")

With medium oak effect laminate flooring, feature stone fireplace with fitted gas fire and marble hearth. fitted shelves to recess, double glazed window to front aspect, door to hallway and further door to:-

**Kitchen**

4.357m x 2.604m (14' 4" x 8' 7")

fitted with a range of matching base and wall units with high gloss colour coordinated roll top worksurface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, ceramic tile flooring, built in fan assisted oven and grill, 4 ring ceramic hob with extractor canopy over, fully tiled walls, space for fridge freezer, plumbing for automatic washing machine, two double glazed windows and door to:-

**Conservatory/Garden Room**

5.870m x 2.701m (19' 3" x 8' 10")

Built upon brick plinth with polycarbonate roof, ceramic tile flooring, fitted wall lights, double glazed windows and double glazed door giving access to side and rear gardens.

**Inner Hallway**

With built in airing cupboard space, attic hatch (with drop down ladder, fully boarded, wall mounted boiler (supplying domestic hot water and gas central heating) and doors to:-

**Bedroom One**

4.771m x 3.323m (15' 8" x 10' 11")

With a selection of fitted over bed wardrobes and matching bed side cabinets and dressing table and double glazed window to rear aspect.

**Bedroom Two**

3.746m x 2.205m (12' 3" x 7' 3")

with a selection of fitted wardrobes with matching bedside cabinets and double glazed window to rear aspect.

**Shower Room**

1.896m x m (6' 3" x 0' 0")

A three piece suite comprising walk in glazed shower cubicle housing mains shower, vanity wash hand basin, low level W.C, heated chrome towel rail and double glazed frosted window to side aspect.

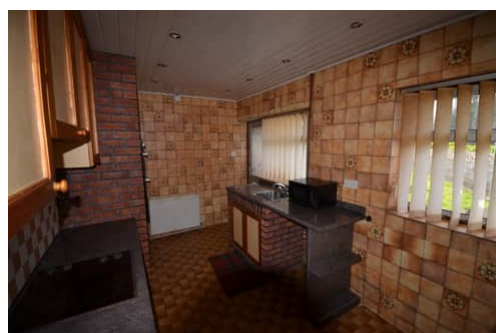
**External**

Nestled in a peaceful cul-de-sac, this generous corner plot offers a unique blend of tranquility and functionality. Perfectly positioned with ample space to relax, entertain, and enjoy, this property provides everything you need for comfortable family living. Boasting expansive outdoor space, multiple garages, and driveway parking, this is an ideal opportunity for those seeking both convenience and a peaceful retreat.

Larger-than-average, providing privacy and space, tucked away in a quiet cul-de-sac.: Perfect for alfresco dining, sunbathing, or entertaining, with easy access from the living spaces. Enjoy a well-maintained garden to lawn, complete with a variety of mature shrubs and colorful flower borders – a true haven for garden lovers. The garden is fully enclosed for added security and privacy, offering a safe area for children and pets to roam freely. Convenient parking for several vehicles, leading up to a large rear concrete parking area, ideal for a range of uses. Featuring one garage with a work pit, perfect for DIY projects or vehicle maintenance, and an additional garage with separate storage space – a versatile setup for all your 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.



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