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Estate & Letting Agents



**27a Mynydd Garn Lwyd Road, Morriston,
Swansea, SA6 7PB**

Asking Price: £284,950

- Recently refurbished To A High Standard Throughout
- Ground Floor Bathroom
- Enclosed Level Rear Garden
- Off Road Parking And Single Garage
- No Forward Chain
- Three Bedroom Detached Property
- Popular And Sought After Residential Area
- Ideal Family Home
- Enclosed Level Rear Garden



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Entrance Side

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

Hallway

With staircase giving access to the first floor, under stairs storage space and doors to:-

Lounge

4.601m x 3.93m (15' 1" x 12' 11")

A good size light and airy room with feature electric fire, fitted wall lights, coving and double glazed window to front aspect.

Kitchen/Breakfast Room

5.678m x 3.103m (18' 8" x 10' 2")

A fully fitted modern kitchen with a selection of matching two tone base and wall units and draw space in high gloss grey and white with colour coordinated marble effect roll top work surface space and preparation area incorporating one and a half bowl stainless steel sink unit with hot and cold mixer taps over, built in fan assisted electric cooker with grill and extractor canopy over, part tiled walls, laminate flooring. double glazed window looking onto rear garden and double glazed door giving access to side and rear. The kitchen is open plan effect to a breakfast room/dining room with built in cupboard space with plumbing for automatic washing machine.

Bedroom One

3.312m x 3.313m (10' 10" x 10' 10")

With double glazed window to rear aspect.

Bathroom

2.065m x 1.965m (6' 9" x 6' 5")

A three piece modern suite in white comprising panel bath with shower over, low level W.C, wash hand basin, Respatex walls, laminate flooring and double glazed frosted window to rear aspect.

First Floor Landing

With two eaves storage cupboards and doors to:-

Bedroom Two

3.525m x 3.147m (11' 7" x 10' 4")

With double glazed window to rear aspect.

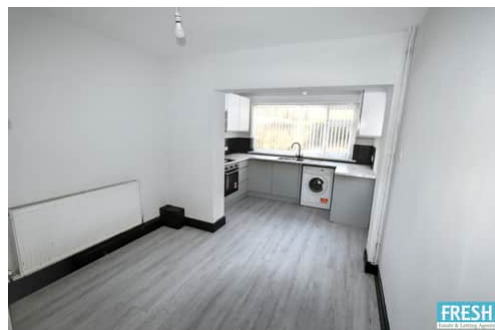
Bedroom Three

3.873m x 3.489m (12' 8" x 11' 5")

With built in cupboard space and feature window to front aspect.

External

To the front of the property is driveway parking leading to a single garage with a small work shop housing a wall mounted boiler (supplying domestic hot water and gas central heating). Pathway to side then extends giving access to an enclosed and level rear garden laid mainly to lawn and purpose built storage shed.



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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