



40 Mynydd Garnllwyd Road, Morriston, Swansea, SA6 7PB  
Offers Over £155,000



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Immaculate Extended Detached Two Bedroom Bungalow. Open Plan Lounge / Dining Room Leading To Modern "Cream" Fully Fitted Kitchen. Four Piece Bathroom Suite. Gas Combination Heating. UPVC Double Glazing. Freehold. Private Enclosed Rear Lawned Garden. Stone Chipped Area To Front For Parking.

VIEWING IS ESSENTIAL TO APPRECIATE THIS PROPERTY

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**ENTRANCE PORCH**

Composite door to front. Wood panelling to walls. Door to .....

**ENTRANCE HALL**

Part wood panelling to walls. Radiator.

**BEDROOM ONE 12'0 x 11'05 (3.66m x 3.48m)**

UPVC double glazed Bay window to front. Two storage cupboards. Double radiator.

**BEDROOM TWO 13'03 x 10'11 (4.04m x 3.33m)**

UPVC double glazed Bay window to front. Radiator. Original fireplace.

**BATHROOM 11'02 x 9'01 (3.40m x 2.77m)**

Four piece White suite comprising low level w.c., Vanity wash hand basin on vanity unit, Freestanding bath and walk-in shower enclosure with fully tiled walls and mounted electric shower. Storage cupboard. Radiator. Part tiled walls. Dado rail. Coving. Original fireplace. UPVC double glazed frosted glass window to side.

**DINING ROOM 17'04 x 10'01 (5.28m x 3.07m)**

UPVC double glazed window to side. Open plan dining area. Radiator. Airing cupboard including Radiator. Storage cupboard housing gas combination heating boiler. Multi fuel fire set on stone hearth with wooden surround. Laminate flooring. Open plan to .....

**KITCHEN 9'11 x 7'03 (3.02m x 2.21m)**

Modern fitted 'Cream' kitchen with a range of wall, base and drawer units incorporating stainless steel single bowl sink unit with drainer and mixer tap. Respotex splashback. Integrated electric oven. Four ring gas hob. Breakfast bar. UPVC double glazed French doors to rear leading to rear garden. Laminate wood flooring.

**LOUNGE 17'04 x 17'03 (5.28m x 5.26m)**

UPVC double glazed window to side. UPVC double glazed sliding patio doors to rear leading to decked area. Double radiator (not connected). Laminate wood flooring.

**EXTERNAL**

To the front of the property there is a chipped driveway with steps leading to front door. Side pedestrian access to both sides. The rear garden is enclosed and has a large decked area, large lawned area. Variety of plants, shrubs and trees. Two brick built garden sheds.

**DIRECTIONS**

From our Morrison office turn left onto Pentrepoeth Road, at the mini roundabout turn left onto Vicarage Road and follow the road onto Caemawr Road. Travel over the roundabout and then onto Mynydd Garnllwyd Road and the property is located on the left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** F

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS  
TEL: 01792 700 777

