



278 Trewyddfa Road, Morriston, Swansea, SA6 8PD

£199,950

NEW PRICE - A beautifully presented three bedroom detached property with off road parking and panoramic views of Swansea. Located on the sought after Trewyddfa Road, within walking distance of Morriston Town, Liberty Stadium and short drive from schools, hospital, local amenities and easy access to M4.

The accommodation comprises, to the ground floor; dining room, lounge and kitchen. On the first floor you will find the shower room, cloakroom and all three bedrooms. Externally is a drive with off road parking, decking area, grass lawn with garden shed and access to the basement.

EPC rating - D

The Accommodation Comprises

Ground Floor

Entrance

Via uPVC door.

Hall



Double glazed window to front, doors to dining room, lounge, kitchen and stairs to first floor. Radiator.

Dining Room 9'5" x 11'11" (2.87m x 3.62m)



Double glazed window to front, radiator.

Lounge 10'11" x 15'3" (3.33m x 4.66m)



Two double glazed windows to rear, log burner.

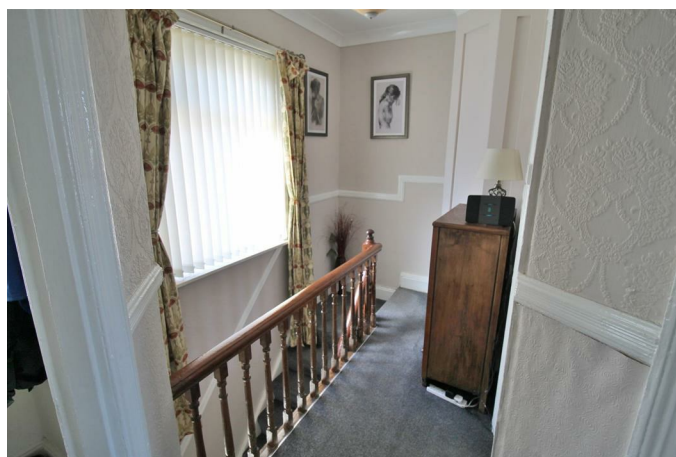
Kitchen 17'2" x 11'5" (5.23m x 3.47m)



Double glazed window to rear, fitted with range of wall and base units with worktop over, inset stainless steel sink with drainer and mixer tap. Integrated extractor hood, tiled floor, plumbed for washing machine, breakfast bar, radiator.

First Floor

Landing



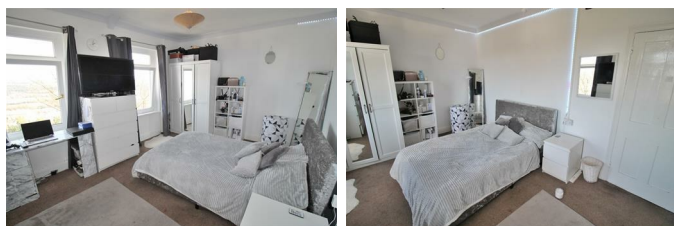
Double glazed window to front, doors to shower room, cloakroom and all three bedrooms.

Shower Room



Double glazed frosted window to side, three piece suite comprising; walk in shower, wash hand basin and low level w/c. Heated towel rail.

Bedroom 1 12'0" x 15'3" (3.66m x 4.66m)



Two double glazed windows to rear, radiator.

Bedroom 2 12'0" x 11'5" (3.66m x 3.47m)



Double glazed window to rear, radiator.

Bedroom 3 8'4" x 11'11" (2.54m x 3.62m)



Double glazed window to front.

Cloakroom

Double glazed window to front.

External

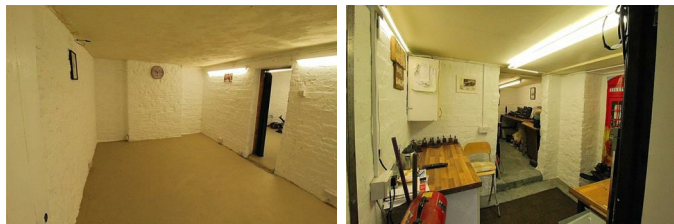


Rear Garden



Driveway with parking for several cars, decking area with views of Swansea, lawn area with large garden shed, entrance to basement.

Basement



Large tanked basement set out over 4 rooms.

Agent Note

There is Japanese knotweed in the vicinity of the property.

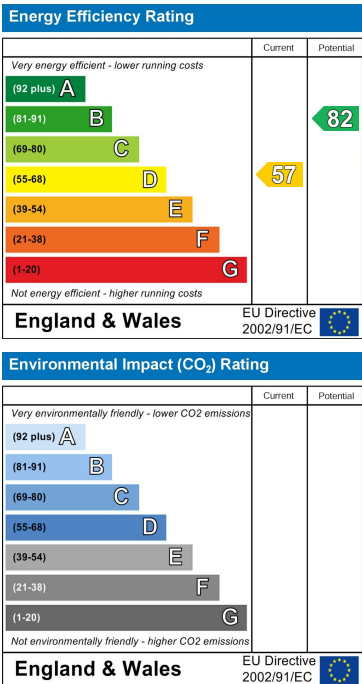
Floor Plan



Area Map



Energy Efficiency Graph



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