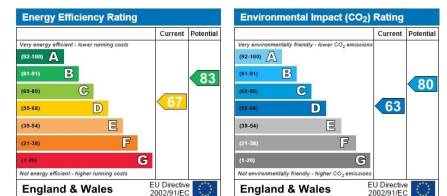




**111 Caemawr Road,
Morrison SA6 7EB**

Offers in the region of £145,000

Detached Bungalow
Three Double Bedrooms
Good Sized Garden
Great Links To Local Amenities
Viewing Recommended
EER : D67



TS/RO/71566/260719

DESCRIPTION

A spacious three bedroom detached bungalow situated in the popular area of Morriston. Ideally located, the property enjoys ease of access to schools, Morriston Hospital and the DVLA. The property benefits from generous sized rooms with plenty of potential for the incoming purchaser to make the property their home. Furthermore there is off road parking and a generous sized rear garden.

PORCH

Enter via double glazed door, double glazed windows to rear and side, single glazed door to:

HALLWAY

Radiator, opening to:

KITCHEN

12'1 x 7'7 (3.68m x 2.31m)
Double glazed window to side, double glazed external door, radiator, range of wall and base units with worktops over, stainless steel sink, part tiled walls, door to:

RECEPTION ONE

14'8 x 12' (4.47m x 3.66m)
Double glazed windows to rear and side, radiator, fireplace with decorative surround, storage cupboard.

RECEPTION TWO

12' x 11' (3.66m x 3.35m)
Double glazed window to front, radiator, fireplace with decorative surround, coving to ceiling.

BATHROOM

Double glazed window to rear, radiator, ceramic wash hand basin, WC, bath with wall mounted shower, storage cupboard, part tiled walls.

BEDROOM ONE

14'8 x 12' (4.47m x 3.66m)
Double glazed window to rear, radiator, wall mounted boiler.

BEDROOM TWO

11' x 9'7 (3.35m x 2.92m)
Double glazed window to front, radiator.

BEDROOM THREE

10'9 x 9'7 (3.28m x 2.92m)
Double glazed window to side, radiator.

EXTERNALLY

To the front is off road parking and paved area with a path giving side access. To the rear is a patio and lawned area, **SHED** with power

connected, **GREENHOUSE** and a range of mature trees and shrubs.

SERVICES

We are advised all mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 311910 or e-mail morriston@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From the Morriston office proceed onto Pentrepoeth Road, at the crossroads take a left hand turning onto Vicarage Road proceed along bearing right onto Parry Road which continues onto Caemawr Road where the property will be located on the right hand side.