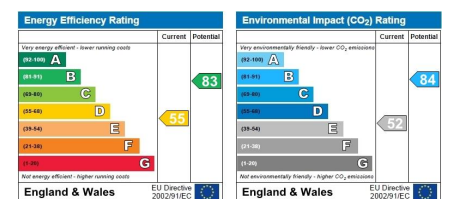




1 Can-Yr-Aderyn, Morrison SA6 6AZ

Offers in the region of £138,000

Detached Bungalow
 Fabulous Views
 Low Maintenance Gardens
 Viewing Recommended
 EER : E55



KJ/DT/70085/200519

DESCRIPTION

A fantastic detached bungalow enjoying a cul-de-sac location. The property is ideally located for ease of access to Morriston Hospital, DVLA, M4 Motorway and all local amenities.

This lovely home has been well maintained by the current owners to a high standard and benefits from an elevated position offering panoramic views of the surrounding area, off road parking and a pretty low maintenance garden.

ACCOMMODATION

Enter via double glazed door with obscure double glazed side window into:

KITCHEN / DINER

12'5 x 10' (3.78m x 3.05m)

Double glazed window to front, range of wall and base units with roll top work surfaces, stainless steel sink with drainer and mixer tap, tiled splash-back, part tiled walls, integrated electric hob and oven, beautifully tiled floor to compliment the work surfaces, radiator, coving, space for dining table.

LOUNGE

15'7 x 10'8 into alcoves (4.75m x 3.25m into alcoves)

Double glazed window to front with far reaching views of surrounding area, double radiator, electric fire in crafted surround and hearth, coved ceiling.

BEDROOM 1

12'9 x 10'8 (3.89m x 3.25m)

Double glazed window to rear, double radiator, extensive range of fitted wardrobes, coved ceiling.

BEDROOM 2 / DINING ROOM

10'1 x 9'5 (3.07m x 2.87m)

Double glazed window to rear, radiator, coved ceiling, double glazed door to:

CONSERVATORY

14'6 x 8'9 (4.42m x 2.67m)

Dwarf brick walls and double glazed windows to 3 sides, double glazed patio doors to garden, radiator.

SHOWER ROOM

Obscure double glazed window to side, vanity unit incorporating wash hand basin and low level WC, shower cubicle, heated towel rail.

EXTERNALLY

To the front there is a gravelled walled garden with off road parking

for several vehicles to the side. To the rear there is side gated access leading to an enclosed patio garden with a wealth of mature trees and shrubs and **TWO STORAGE SHEDS.**

SERVICES

We are advised 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

Head north-west on Clase Rd/A48 towards Glantawe Street. Continue to follow A48, go through 1 roundabout. Turn left onto Mount Crescent. Turn right onto Godre'r Coed. Turn left onto Can-Yr-Aderyn where the property can be found on the left.