



**112 Rhydybandy Road,
Morrison SA6 6PB**

Offers in the region of £575,000

Five Bedroom Detached House
Immaculately Presented Throughout
Rural Location
Large Garden
Off Road Parking
EER : E53

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E	53	59	E	41	46
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

TS/DT/77136/170820

DESCRIPTION

A beautiful five bedroom house set in a rural location. We bring to the market this immaculately presented property in the small country village of Rhydybandy. Located near to the outskirts of Morriston, the property enjoys easy access to Morriston Hospital, has good transport links to the M4 Motorway via Junction 46 and is only a short drive from Morriston Town Centre and Golf Course. This spacious family home has been tastefully decorated and furnished to a high quality by the current owner and offers an open plan kitchen/diner and conservatory, five large bedrooms and a high spec built-in cinema system in the lounge. Externally there is off road parking for a number of vehicles, a large rear garden with an outhouse and unspoilt views of the surrounding countryside. Viewing is highly recommended. EER : E53

ENTRANCE HALL

Enter via double glazed door, 2 radiators, coved ceiling, oak flooring, hand-made oak staircase to first floor, double doors to:

LOUNGE

22'6" x 14' (6.86m x 4.27m)
Double glazed windows to front and side, radiator, coved ceiling, oak flooring, hand-made oak fitted cabinets with built-in cinema system.

KITCHEN / DINER

18'4" x 15'4" (5.59m x 4.67m)
Double glazed window to front, radiator, coved ceiling. Fitted with a range of wall and base units with worktop over, sink, integrated oven and hob with extractor fan, tiled splashbacks, tiled floor. Opening to:

CONSERVATORY

20' x 12'3" (6.10m x 3.73m)
Two radiators, tiled floor. Panoramic views of the surrounding countryside. Door to:

CLOAKROOM

Suite comprising of WC, wash hand basin, coved ceiling, part tiled walls, tiled floor.

UTILITY ROOM

10'7" x 4'9" (3.23m x 1.45m)
Double glazed window to side, radiator, coved ceiling, tiled floor, base units with worktop over.

FIRST FLOOR LANDING

Double glazed window to side, radiator, coved ceiling, hand-made oak staircase to 2nd floor, door to:

BEDROOM ONE

17'8" x 13'9" (5.38m x 4.19m)
Double glazed window to front, radiator, coved ceiling, fitted wardrobes, walk in dressing room, Door to:

EN-SUITE

Suite comprising of WC, wash hand basin, shower, heated towel rail, tiled floor, part tiled walls, coved ceiling.

BEDROOM TWO

15'1" x 11'7" / 8'3" (4.60m x 3.53m / 2.51m)
Double glazed window to side, radiator, coved ceiling, fitted wardrobes.

BEDROOM THREE

15'1" x 11'7" / 8'4" (4.60m x 3.53m / 2.54m)
Double glazed window to side, radiator, coved ceiling, fitted wardrobes.

BATHROOM

9'9" x 8'1" (2.97m x 2.46m)
Double glazed window to front. Suite comprising of WC, wash hand basin, bath, base unit with worktop over, heated towel rail, part tiled walls, tiled floor.

STAIRS TO 2ND FLOOR

LANDING

Double glazed window to side, door to:

BEDROOM FOUR / 2ND FLOOR

LOUNGE

25'3" x 12'3" / 4'7" (7.70m x 3.73m / 1.40m)
Double glazed windows to side and rear, radiator, storage cupboard, door to:

BEDROOM FIVE / STUDY

24' x 9'7" (7.32m x 2.92m)
Double glazed window to side, radiator.

EXTERNALLY

To the front there is off road parking for a number of vehicles. To the rear there is a large garden with patio, a lawn area, an **OUTHOUSE** with water and power connected, a **SHED** with power connected and also a Hot Tub.

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

At the roundabout at Junction 46 of the M4 Motorway, take the exit for Morriston Hospital. Turn immediately left at the mini roundabout onto Pant Lasau Road and proceed towards Morriston Hospital. Take a left into Rhydybandy Road and continue to the fork in the road just past the Masons Arms. Take a left at the fork and proceed through the village. As you leave the village the property will be located on the right hand side.