



## Pentremalwed Road, offers over £280,000

- Detached bungalow
- Four Bedrooms
- Driveway to the front
- Conservatory
- Views to the rear
- EPC Rating: D



 4  1  2



## About the property

New to the market in the quiet cul-de-sac location of Pentremalwed road is this spacious 4 bedroom detached bungalow. Conveniently located a short walk from Morrision town centre and within close proximity of local amenities including schools and parks. The property also benefits from off road parking and a spacious conservatory.

The accommodation briefly comprises of; Entrance hall, lounge, conservatory, kitchen, family bathroom, two bedrooms to the ground floor and to the first floor there are two further bedrooms, one with and En-suite cloakroom. Externally the property offer a spacious rear garden and plenty of options to enjoy the views across Swansea and Morrision to the rear.

The property also benefits from UPVc double glazing throughout and gas central heating. For more information or to arrange a viewing please contact Peter Alan Morrision on 01792 798201 or book online 24/7.

## Accommodation

### Entrance Hall

Enter via a UPVc double glazed composite door to the side of the property, tiled flooring. Spindled staircase fitted with carpet to the first floor with under stairs storage cupboard. Doors leading into the two downstairs bedrooms, the family bathroom, kitchen and lounge.

**Lounge** - 15' 6" max x 11' 9" max ( 4.72m max x 3.58m max )

UPVc double glazed window to the rear of the property with views across Morrision and Swansea. Herringbone style flooring, electric feature fireplace comprising of marble effect hearth and wooden surround with electric inset fire, coving to the ceiling and wooden door with glazed panels leading to the conservatory.

**Conservatory** - 16' 2" x 12' 5" ( 4.93m x 3.78m )

UPVc double glazed door to the front, UPVc double glazed French doors to the rear, laminate flooring, full length glazed UPVc windows around fitted with vertical blinds, glazed roof with two feature pendant lights.



**Kitchen** - 8' 2" x 10' 5" ( 2.49m x 3.17m )

UPVc double glazed window to the rear with glazed side panel, UPVc double glazed window to the side of the property. Laminate flooring. Range of matching wall and base units with worktop over. Stainless steel sink with mixer taps, built under oven with electric hob and overhead cooker hood. Space for washing machine and fridge/freezer. Coving and spotlights to the ceiling.

**Bedroom One** - 15' x 11' ( 4.57m x 3.35m )

UPVc double glazed window to the front of the property, fitted carpet and fitted wardrobes plus over bed canopy storage. Coving to the ceiling.

**Bedroom Two** - 8' 9" x 11' 7" ( 2.67m x 3.53m )

UPVc double glazed window to the front, fitted carpet and coving to the ceiling.

**Bathroom**

UPVc double glazed window with obscured glass to the side of the property. Tiled walls and flooring. Freestanding shower enclosure comprising of tray, glass screen and wall mounted shower. Wash hand basin with under vanity storage, WC and radiator.

**First Floor**

**Bedroom Three** - 18' 9" max x 7' 4" max plus wardrobe recess ( 5.71m max x 2.24m max plus wardrobe recess )

UPVc double glazed window to the rear of the property. Fitted carpet and triple built in wardrobes. Door to en-suite WC.

**Ensuite Wc**

Wash hand basin and WC.

**Bedroom Four** - 10' max x 11' max ( 3.05m max x 3.35m max )

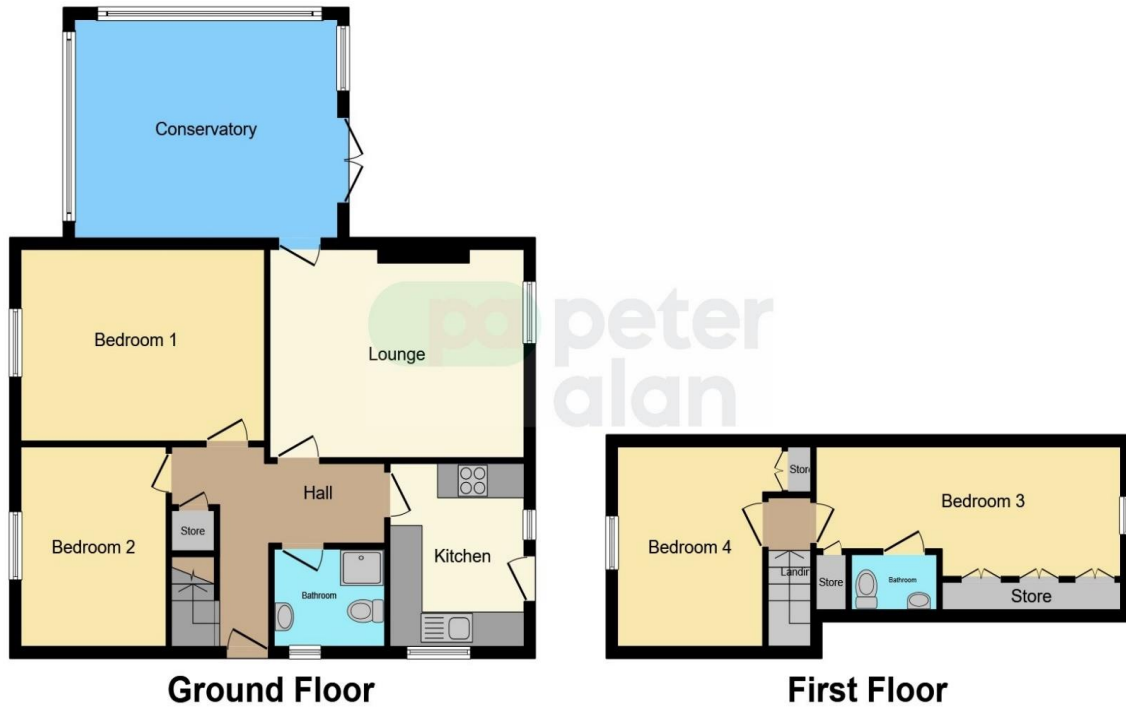
UPVc double glazed window to the front of the property, built in storage cupboard and fitted carpets.

**Externally**

To the front of the property there is a small enclosed front garden, driveway to the side offering parking for several vehicles.

To the rear there is a spacious garden laid mainly to lawn. Leading directly from the conservatory there is a decking area which wraps around, steps to the lawn area and to the far corner there is an additional decked patio area ideal for dining.

## Floorplan



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