



## Mynydd Garn Lwyd

£275,000

- Detached 4/5 bedrooms
- Conservatory and study
- Sea Views to the rear
- Council tax band - C
- No on-going chain
- EPC Rating: D



 4  2  4





## About the property

This beautiful detached 4/5 bedroom family home which is offered for sale with no ongoing chain. Situated within close proximity to local schools, shops and amenities such as Morriston Hospital and the DVLA. The property benefits from off road parking to the front and sea views to the rear.

## Accommodation

### Entrance Hall

Wooden glazed door to the front of the property, this spacious entrance hall with carpeted staircase to the first floor provides access to the main reception rooms, the kitchen/breakfast room and the second reception which could be used as a 5th bedroom. There is a built in storage cupboard to the side fitted with shelves and a smaller under stairs storage cupboard.

### Lounge

11' 9" x 11' 10" plus bay recess ( 3.58m x 3.61m plus bay recess )

UPVc double glazed bay window to the front of the property this magnificent feature set the character for the rest of the





property, fitted with carpets and with an opening leading through to the separate dining area.

## Dining Room

10' 3" x 12' 4" ( 3.12m x 3.76m )

Leading through from the lounge the carpet continues with the rear section laid to laminate. Radiator and coving to the ceiling and rear serving hatch into the kitchen this spacious dining room is plenty big enough for family dining. Sliding glass doors leading through to;

## Conservatory

11' max x 9' 10" max ( 3.35m max x 3.00m max )

UPVc double glazed French doors to the side leading onto the rear patio and garden areas. Dwarf walls to the remaining 2 sides with UPVc glazed windows above fitted with venetian blinds. Perspex roof and fitted carpet.

## Kitchen/breakfast Room

14' 2" max x 17' 4" max ( 4.32m max x 5.28m max )

This spacious L shaped kitchen/breakfast room is the true hub to this family home, with 2 x UPVc double glazed windows to the rear overlooking the rear garden and a UPVc double glazed door to the side for additional access to the rear garden. Fitted carpets, range of matching wall and base units throughout with laminate worktops over. Built under oven with electric hob and cooker hood above. Stainless steel sink with mixer taps and tiled splashbacks, space a plumbing for both a washing machine and dishwasher with additional under counter space for a tumble dryer. Space for freestanding tall fridge/freezer and a small breakfast island providing seating for up to 4 people. Built in under stairs larder/pantry cupboard fitted with shelves.

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## Floorplan



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