



## Springfield Street, £200,000

- Detached 4 bedrooms
- 3 Storey, 3 Reception Rooms
- Close to Morrision Town Centre
- Council tax band C
- Great links to the M4 Motorway
- EPC Rating: E



 4  2  3





## About the property

New to the market is this spacious 4 bedroom detached family home which is conveniently located a short distance from Morriston Town Centre. The property offers fantastic views to the rear and is ideally located with access to the M4 Motorway at both junctions 45 and 46. With the DVLA and Morriston Hospital just a few minutes up the road.

Split across 3 floors this deceptively spacious property offer a vast amount of potential for any large or growing family, briefly comprising of; Entrance hall, Lounge and living room to the ground floor, with family bathroom and bedroom three, to the first floor there are three further bedrooms. The accommodation continues to the lower ground level where you will find a large dining/family room with additional bathroom plus the kitchen. Externally the property has a balcony to the rear on the ground floor and an enclosed rear garden to the lower ground level.

## Accommodation

### Ground Floor

**Entrance Hall** - Enter via a UPVC double glazed door to the front of the property, fitted with laminate flooring, staircase to the first floor and to the lower ground floor.

**Lounge** - 11' 5" x 13' 7" ( 3.48m x 4.14m ) Continuation of the laminate flooring, UPVC double glazed window to the front, wooden fire surround, doorway through to the living room and door through to the rear hallway.

**Living Room** - 15' 7" max x 10' 9" max ( 4.75m max x 3.28m max ) Continuation of the laminate flooring from the lounge, UPVC double glazed window to the front. Original corning and picture rail.

**Rear Hallway** - UPVC double glazed door to the side leading to the balcony. Door to the family bathroom and bedroom three.

**Bathroom** - Vinyl flooring and respatex walls, L shaped bath with wall mounted over bath mixer shower. WC and wash hand basin.

**Bedroom Three** - 9' 7" max x 9' 7" max ( 2.92m max x 2.92m max ) UPVC double glazed window to the rear, continuation of the laminate flooring.





## First Floor

### Landing

**Bedroom One** - 16' 6" x 11' 5" ( 5.03m x 3.48m ) UPVC double glazed window to the rear offering fantastic views across Morriston and Swansea. Laminate flooring.

**Bedroom Two** - 11' 2" x 10' 9" ( 3.40m x 3.28m ) UPVC double glazed window to the front of the property.

**Bedroom Four** - 7' 7" x 7' 6" ( 2.31m x 2.29m ) UPVC double glazed window to the front of the property, laminate flooring.

### Lower Ground Floor

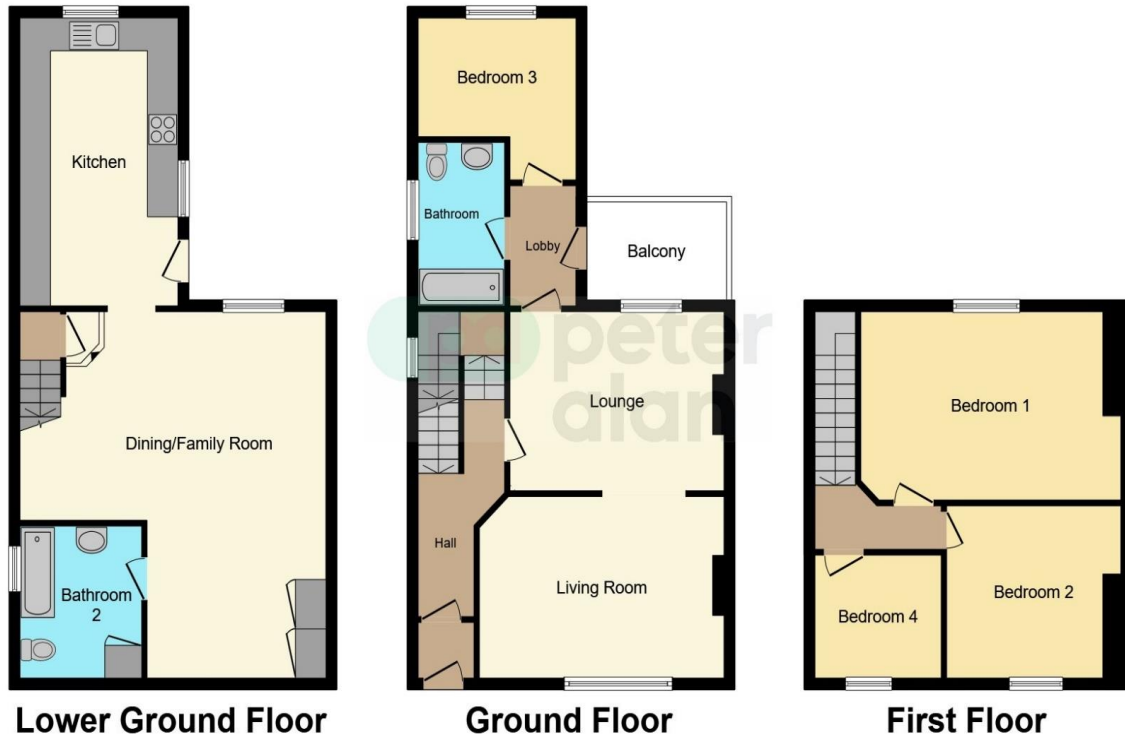
**Dining/family Room** - 19' 9" max x 22' max ( 6.02m max x 6.71m max ) Spacious L shaped family/dining room offers a vast amount of potential. UPVC double glazed window to the rear of the property and laminate flooring. Door to the second bathroom and door through to the kitchen.

**Bathroom 2** - UPVC double glazed obscured glazed window to the side of the property, tiled walls and flooring, bath with wall mounted over bath electric shower, WC and wash hand basin.

**Kitchen** - 17' 2" x 10' 1" ( 5.23m x 3.07m ) UPVC double glazed window to the rear, UPVC door to the side providing rear garden access. Range of matching wall and base units with laminate worktops over. 1 1/2 bowl sink with mixer tap, space and plumbing for washing machine and dishwasher. Built in oven, electric hob and integrated cooker hood. Space for Fridge/freezer.

**Externally** - Accessed via the ground floor the property benefits from a balcony area, perfect for you to sit and enjoy the fantastic views the property has on offer. To the rear, the property benefits from an enclosed rear garden.

## Floorplan



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