



Llys Dol, offers over £270,000

- Detached 4 bedrooms
- Master with Ensuite
- Close to Morriston Hospital, schools and shops.
- Council Tax D
- Utility with downstairs cloakroom
- EPC Rating: D



 4  2  2



About the property

Welcome to this exceptional 4-bedroom detached family home, nestled in the tranquil cul-de-sac of Llys Dol, Morriston. Perfectly positioned, this property offers unparalleled convenience with close proximity to Morriston Hospital, the DVLA, and easy access to Morriston town centre and M4 motorway links.

This charming residence boasts ample living space with two inviting reception rooms, ideal for both relaxation and entertaining. The well-appointed kitchen is complemented by a separate utility room, providing extra convenience for busy family life. A downstairs cloakroom adds to the practicality of the ground floor layout.

Upstairs, the master bedroom features an ensuite, offering a private sanctuary for the homeowners. The remaining three bedrooms are generously sized, perfect for family members or guests. Outside, the property benefits from a generous rear garden, providing a peaceful retreat for outdoor activities and summer gatherings.

Don't miss the opportunity to make this wonderful family home your own. Contact us today to arrange a viewing



Accommodation

Entrance Porch

Lounge

14' 2" x 12' 7" (4.32m x 3.84m)
UPVc double glazed window to the front with venetian blinds, laminate flooring and radiator. Carpeted staircase to the first floor, door through to bedroom 3 and door through to the dining room.

Dining Room

12' 7" x 8' 6" (3.84m x 2.59m)
UPVc double glazed French doors to the rear providing access to the rear garden, continuation of the laminate flooring, radiator and door through to the kitchen.

Kitchen

10' x 8' 11" (3.05m x 2.72m)
UPVc double glazed door to the rear providing additional access to the rear garden, UPVc double glazed window to the rear. Tiled flooring, range of matching wall and base units with laminate worktops over. Stainless steel 1 1/2 bowl sink with mixer tap. Built in eye level double oven, gas hob and stainless steel cooker hood. Door through to the Utility room.

Utility

Laminate flooring, space for freestanding fridge/freezer, space and plumbing for washing machine with worktop over. Door to downstairs cloakroom.

Cloakroom

Bedroom Three

11' 11" x 8' 7" (3.63m x 2.62m)
UPVc double glazed window to the front of the property, laminate flooring and radiator.

First Floor

Landing

Continuation of the fitted carpet from the staircase.

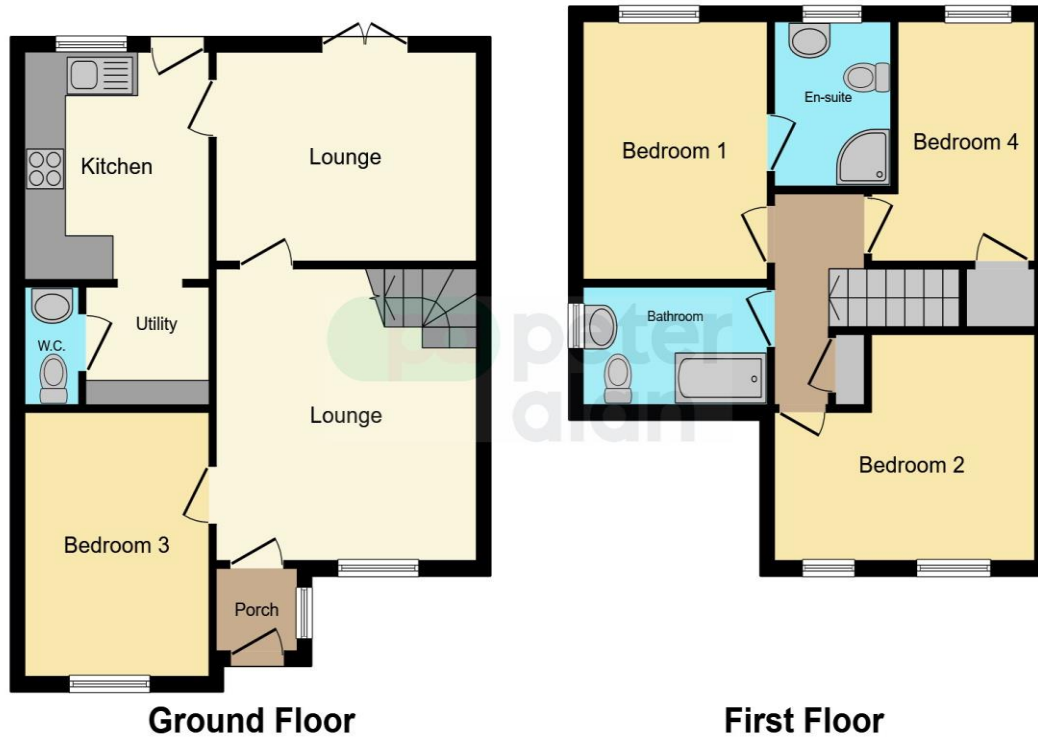
Bedroom One

11' 6" x 8' 11" (3.51m x 2.72m)
UPVc double glazed window to the rear of the property, laminate flooring and radiator, built in

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Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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