



## Springfield Street, offers over £250,000

- Perfect Mix Of Modern & Original Features
- Multiple Reception Rooms
- Large Master Bedroom With En-Suite
- Utility Room
- Shower Room & Bathroom
- council tax band D
- EPC Rating: E



 4  3  2



## About the property

Welcome to this beautifully presented traditional-style detached property, perfectly blending original features with modern comforts. Situated in a sought-after location near Morriston Town Centre, this delightful home offers convenient access to the M4 motorway, the DVLA, and Morriston Hospital.

Enjoy ample space with two inviting reception rooms, perfect for family gatherings and entertaining and offering flexible living. The contemporary kitchen is well-equipped, blending seamlessly with the home's traditional character. Four generously sized bedrooms, including a luxurious master suite with an en-suite bathroom, provide comfort and privacy for the whole family. Downstairs shower room and first-floor bathroom cater to modern family needs. There is a private and enclosed tiered garden to the rear.

Located within easy reach of Morriston Town Centre, this home provides excellent access to local amenities, schools, and transport links, including the M4 motorway.

This property is a must-see for those seeking a harmonious blend of classic charm and modern living. Contact us today to arrange a viewing and experience the elegance and convenience this home has to offer.





## Accommodation

### Entrance Hall

Entry through door to front, original victorian style archway in the hall leading to both reception rooms and the kitchen.

### Lounge

15' 1" Max x 14' Max ( 4.60m Max x 4.27m Max )  
Floor to ceiling bay window to the front, carpeted

### Dining Room

13' x 11' 1" Max ( 3.96m x 3.38m Max )  
Double doors to the rear, carpeted.

### Kitchen

11' 6" x 16' 1" ( 3.51m x 4.90m )  
Laminate flooring with a range of base and wall units with worktops over and matching island with breakfast bar. Integrated dishwasher and space for an american fridge/freezer and range cooker with overhead extractor fan. Sink with mixer tap. Window to the side.

### Utility Room

12' x 8' 1" Min ( 3.66m x 2.46m Min )

Tiled floor, base units with worktop over and space for a washing machine. Sink with mixer tap, wall mounted combi boiler and window to the side.

### Shower Room

Vinyl flooring, shower, WC and sink. Window to the side

### Landing

Carpeted, leading to:

### Bedroom One

19' Max x 12' Max ( 5.79m Max x 3.66m Max )  
Carpeted, two windows to the front, access to ensuite

### En-Suite

Tiled floor, WC, sink and shower. Extractor fan.

### Bedroom Two

12' x 12' ( 3.66m x 3.66m )  
Carpeted, window to the rear

### Bedroom Three

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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](http://www.focalagent.com)

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