



Clos Rhedyn, £180,000

- 2 double bedrooms
- No ongoing chain
- Quiet cul-de-sac location
- council tax band C
- Driveway for off-road parking
- EPC Rating: C



 2  1  2



About the property

Nestled in a tranquil cul-de-sac in the desirable area of Cwmrhydyceirw, Morriston, this delightful two double bedroom semi-detached property offers an inviting and convenient lifestyle. Boasting no ongoing chain, this home is perfect for first-time buyers, families, or investors alike.

The property is designed to maximize both comfort and functionality, with a layout that includes a welcoming entrance, a bright and airy living room, a well-equipped kitchen, and a modern bathroom. The rear garden is perfect for outdoor dining or children's play, while the front garden adds to the curb appeal of this lovely home.

Located in the heart of Morriston, this property is close to local amenities such as Morriston Hospital, Leisure Centre, local Primary and Secondary schools, and transport links including the M4 Motorway, making it an ideal location for a variety of buyers. Don't miss out on the opportunity to make this charming house your new home.

Contact us today to arrange a viewing!

Accommodation

Entrance Hallway

Enter via wooden glazed door to the front of the property, laminate flooring, radiator, carpeted staircase to the first floor and door through to the lounge.

Lounge - 15' 4" max x 14' 4" max (4.67m max x 4.37m max)

UPVc double glazed window to the front of the property fitted with vertical blinds. Laminate flooring, coving to the ceiling, radiator, door to understairs storage and door through to the dining room.

Dining Room - 11' 2" x 7' 7" (3.40m x 2.31m)

UPVc double glazed window to the rear, wooden glazed door to the rear providing access to the rear garden. Laminate flooring, radiator, coving and archway through to the kitchen area.

Kitchen - 11' 2" x 6' 3" (3.40m x 1.91m)

UPVc double glazed window to the rear of the property, continuation of the laminate flooring from the dining room. Range of matching wall and base units with laminate worktops over. Built under electric oven with gas hob and stainless steel cooker hood above. Stainless steel sink with



mixer taps and tiled splashbacks. Under counter space and plumbing for washing machine. Space for a tall fridge/freezer. Wall mounted combi boiler.

First Floor

Landing

Continuation of the fitted carpet from the staircase, built in storage/airing cupboard, loft access and doors through to both bedrooms and family bathroom.

Bedroom One - 10' max x 14' 6" max into wardrobe recess (3.05m max x 4.42m max into wardrobe recess)

UPVc double glazed window to the front of the property fitted with vertical blinds. Laminate flooring, built in over stair bulk storage cupboard, built in wardrobe fitted with shelving. Coving and radiator.

Bedroom Two - 14' 4" x 8' 10" (4.37m x 2.69m)

2 x UPVc double glazed windows to the rear of the property, laminate flooring, radiator, coving to the ceiling and dado rail.

Bathroom

UPVc double glazed window to the side of the property fitted with obscured glazing. Vinyl flooring. Panelled bath with separate hot and cold taps, matching wall panelling with over bath wall mounted electric shower and shower curtain rail. Wash hand basin with hot and cold taps, WC and radiator.

External

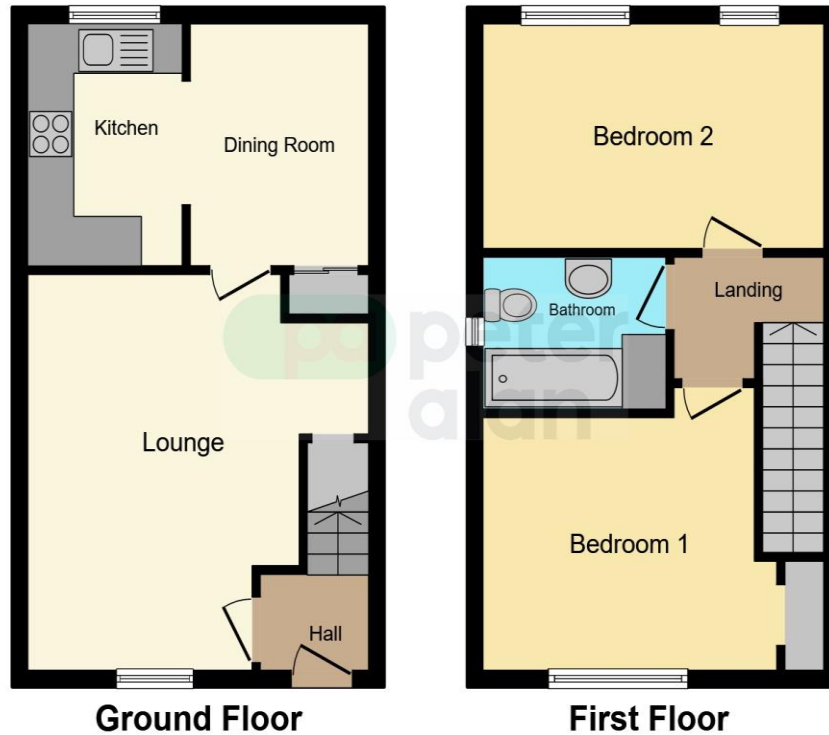
To the front of the property and set back from the cul-de-sac with a lawn area, and mature fruit tree. To the side of the property there is a long driving offering tandem parking for several vehicles or future potential to extend to the side (STPP).

To the rear there is a garden laid mainly to lawn with a spacious patio area leading directly off the dining area which continues to the side of the property.

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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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