



369 Clydach Road, Morrison, Swansea, SA6 6QJ

£280,000

Conveniently situated for Morrison Town, Hospital, Schools and amenities a spacious four bedroom detached family home with four reception rooms.

The accommodation comprises to the ground floor of an entrance hall, lounge/dining room, breakfast room, kitchen, sitting room, sun room, utility and a shower room.

On the first floor you will find four bedrooms, bathroom with a separate wc. There is also an attic room with two windows and the vendor uses this as a bedroom. There is a good size rear garden which is laid to lawn with side access. Viewing is recommended to appreciate the size of the accommodation

The Accommodation Comprises

Ground Floor

Porch

Entered via door to front, laminate flooring, panelled walls, door to hallway.

Hall

Radiator, laminate flooring, panelled walls, staircase to first floor.

Lounge/Dining Room



Double glazed window to front, log burner with wooden mantel, two radiators, laminate flooring, coved ceiling, door to storage area.

Breakfast Room 12'0" x 9'1" (3.65m x 2.78m)



Double glazed window to side, feature fireplace, radiator, laminate flooring, open plan to the kitchen.

Kitchen 12'0" x 9'9" (3.65m x 2.98m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, tiled splashbacks, space for fridge, fridge/freezer and range style cooker, double glazed window to side, open plan to the hallway with door leading to the garden.

Sitting Room 11'8" x 9'8" (3.55m x 2.95m)



Double glazed doors leading into the sun room, radiator.

Sun Room



Double glazed windows to side and rear, double doors leading to the rear garden, log burner.

Hall

Double doors to the utility and door to shower room.

Utility Area 5'1" x 3'3" (1.55m x 0.99m)

Plumbing for washing machine, vent for tumble dryer, double glazed window to side.

Shower Room



Three piece suite comprising shower area, vanity wash hand basin and WC. Tiled walls, frosted double glazed window to rear, cupboard housing the boiler.

First Floor

Landing

Storage cupboard, radiator.

Bedroom 1 8'2" x 13'2" (2.48m x 4.02m)



Double glazed window to rear, radiator.

Bedroom 2 10'3" x 11'5" (3.12m x 3.47m)



Double glazed window to front, radiator.

Bedroom 3 11'8" x 9'1" (3.55m x 2.78m)



Double glazed windows to side and rear, radiator.

Bedroom 4 10'3" x 7'3" (3.12m x 2.21m)



Double glazed window to front, radiator.

Bathroom



Two piece suite comprising bath with shower over and vanity wash hand basin, tiled walls, storage cupboard, heated towel rail, frosted double glazed window to side.

WC

Frosted double glazed window to side and WC.

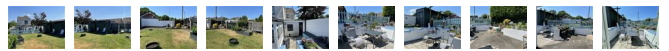
Second Floor

Attic Room



Used as a bedroom by the current vendor with two skylights to the rear.

External



To the front of the property is a lawned garden.

There is a good size rear garden, which has a patio area with a brick built bbq. There are steps leading to the lawned garden with garden sheds. There is also double gates to the side which leads onto Llanllienwen Road (could be potential for off road parking).

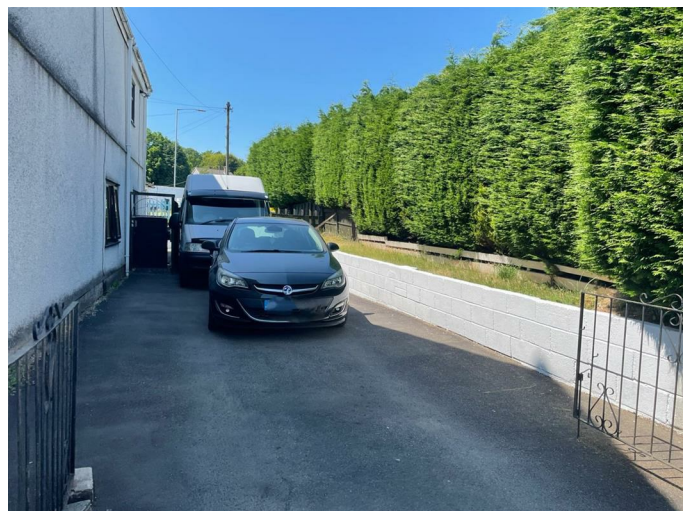
Agents Note

Tenure - Freehold

Council Tax Band - D Annual Price £1,782 (min)

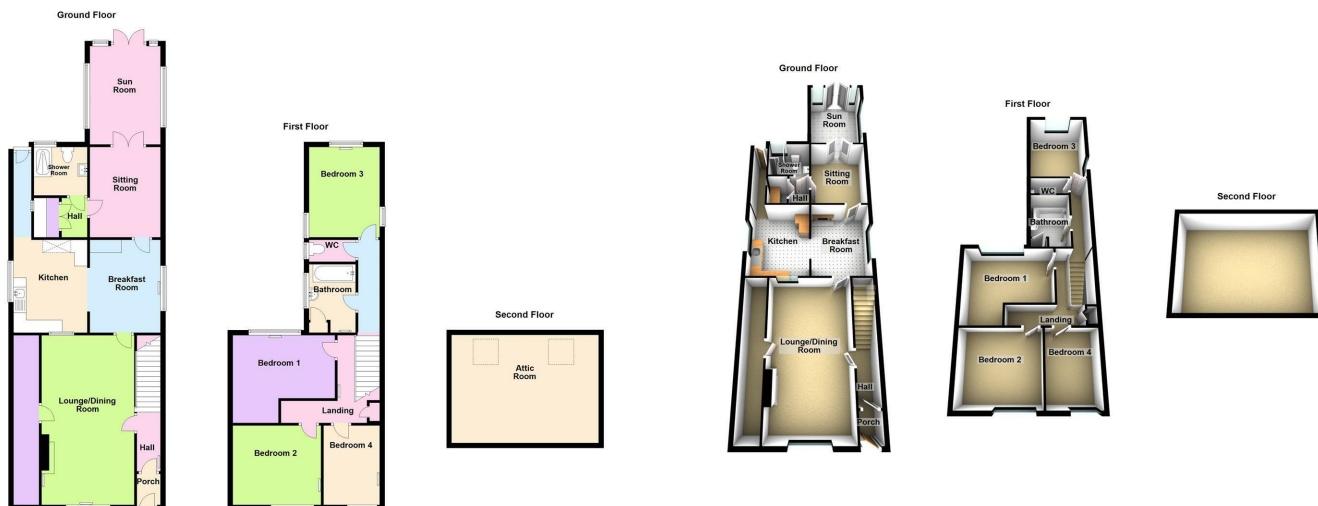
Please be advised that the driveway does belong to the council and the current vendor pays £70.00 a year

Driveway

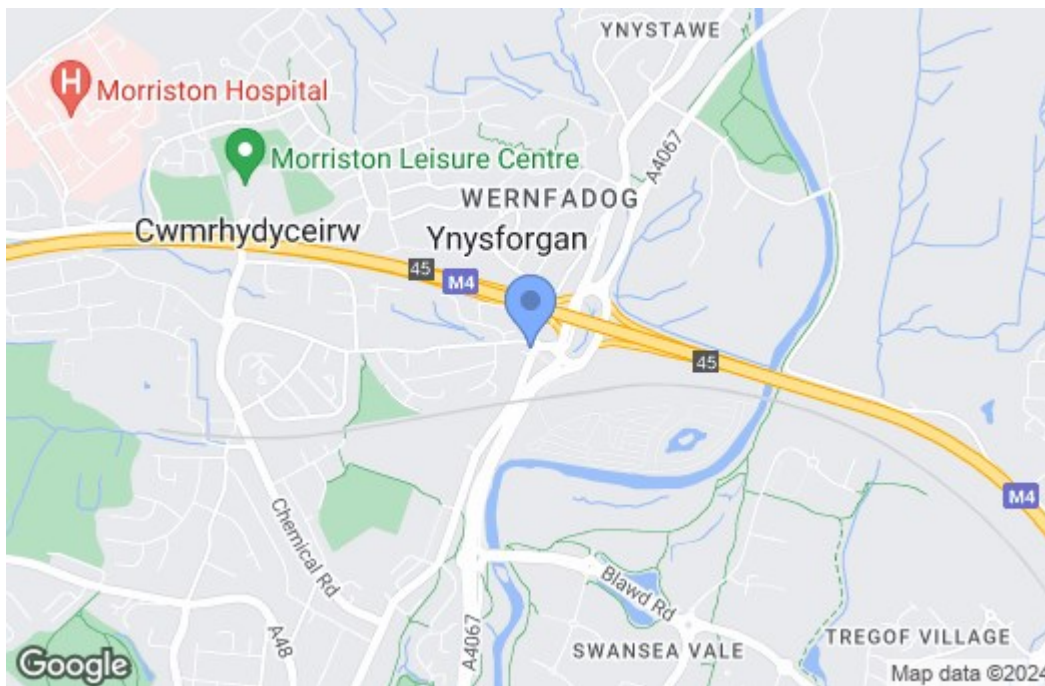


The vendor does rent the driveway from Swansea Council for £70.00 a year.

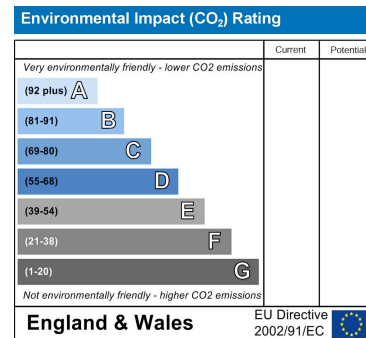
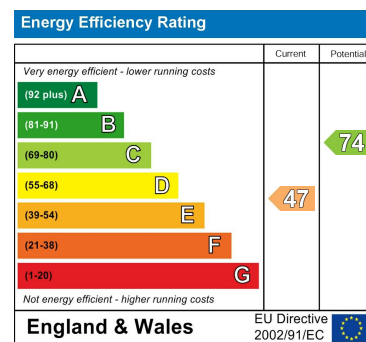
Floor Plan



Area Map



Energy Efficiency Graph



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