



## 29 Cnap Llwyd Road, Morriston, Swansea, SA6 8NT

**£395,000**

\*\*\*Video tour available\*\*\*

Presenting a delightful and meticulously maintained four-bedroom detached family home in a highly sought-after location, conveniently situated near local schools, shops and amenities including the scenic Parc Llewellyn and the popular Morfa Retail Park. Enjoying excellent transport links to Swansea City Centre and the M4 corridor this residence seamlessly combines comfort and accessibility.

The ground floor welcomes you with a spacious hallway leading to a tastefully designed living room, a cosy sitting room, a well-appointed kitchen/dining room and a convenient shower room. The thoughtful layout ensures a seamless flow for both daily living and entertaining.

Ascending to the first floor, discover four generously sized bedrooms, with the master bedroom boasting an en-suite shower room for added luxury. The additional shower room and a well-appointed bathroom provide convenience for the entire household.

## The Accommodation Comprises

### Ground Floor

#### Hallway



Staircase leading to the first floor with under stairs storage. Frosted double glazed window to rear, laminate flooring, radiator, door to rear.

#### Living Room 21'3" x 11'10" (6.48m x 3.61m)



Gas fire with wooden surround, double glazed windows to front and side, double doors leading to rear garden, laminate flooring, two radiators.

#### Sitting Room 9'2" x 12'4" (2.79m x 3.77m)



Entered via door to front, double glazed window to front, laminate flooring, radiator.

#### Kitchen/Dining Room 21'3" x 9'5" (6.48m x 2.86m)



Step into this inviting and well-designed kitchen space, where functionality meets style. The room is adorned with a seamless ensemble of matching base and eye level units, creating a harmonious and visually appealing atmosphere. The centre piece of this culinary haven is the spacious breakfast bar, offering a versatile area for casual dining, meal preparation, or

socializing.

Equipped with a modern 1+1/2 bowl sink, the kitchen effortlessly blends convenience with elegance. The integration of a sleek dishwasher ensures that clean up is a breeze, while ample space for a fridge/freezer and double range cooker. Double glazed windows to front, side and rear, laminate flooring, two radiators.

#### Shower Room



Fitted three piece suite comprising shower cubicle, wash hand basin and WC. Frosted double glazed window to rear, part tiled walls, tiled flooring, heated towel rail.

#### Storage Cupboard

#### First Floor

#### Landing

Frosted double glazed window to rear, fitted carpet.

#### Master Bedroom 18'2" x 15'6" (5.54m x 4.73m)



Double glazed windows to front and side, fitted wardrobes, fitted carpet, radiator.

### En-suite Shower Room



Fitted three piece suite comprising shower cubicle, wash hand basin and WC. Frosted double glazed window to rear, part tiled walls, tiled flooring, heated towel rail.

### Bedroom 2 18'2" x 8'6" (5.54m x 2.59m)



Double glazed windows to front and side, fitted wardrobes, fitted carpet, radiator.

### Bedroom 3 7'4" x 11'11" (2.24m x 3.63m)



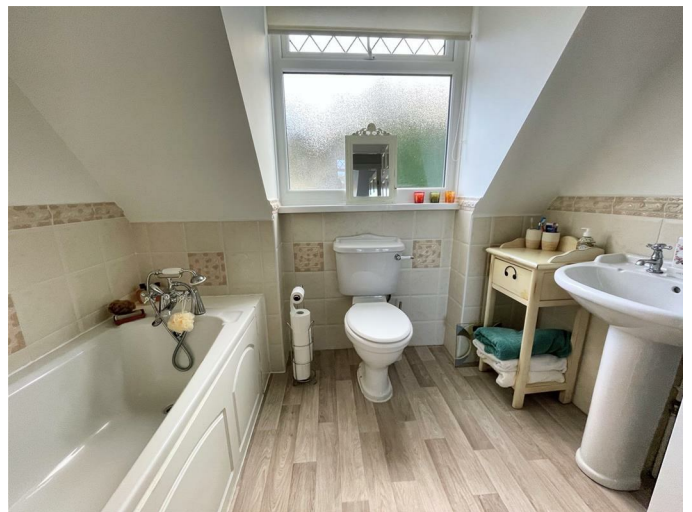
Double glazed window to front, fitted carpet, radiator.

### Bedroom 4 7'4" x 11'10" (2.24m x 3.60m)



Double glazed window to front, fitted carpet, radiator.

### Bathroom



Fitted three piece suite comprising bath with shower attachment, wash hand basin and WC. Frosted double glazed window to rear, part tiled walls, laminate flooring, radiator.

### External



To the front of the property there is a good size lawn area. To the side of the property you will find a driveway and lawned area with mature shrubs and stunning views.

### Rear Garden

To the rear of the property there is an enclosed garden with lawn and decking area and mature scrubs.

### Views

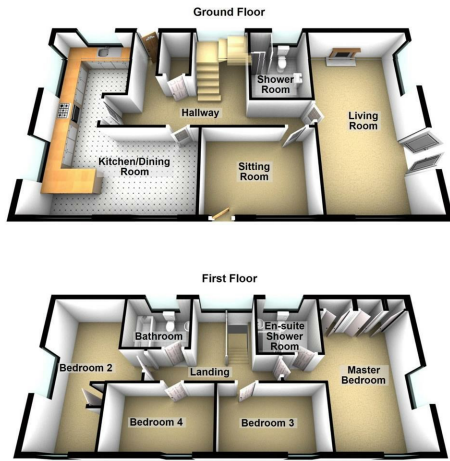


### Tenure

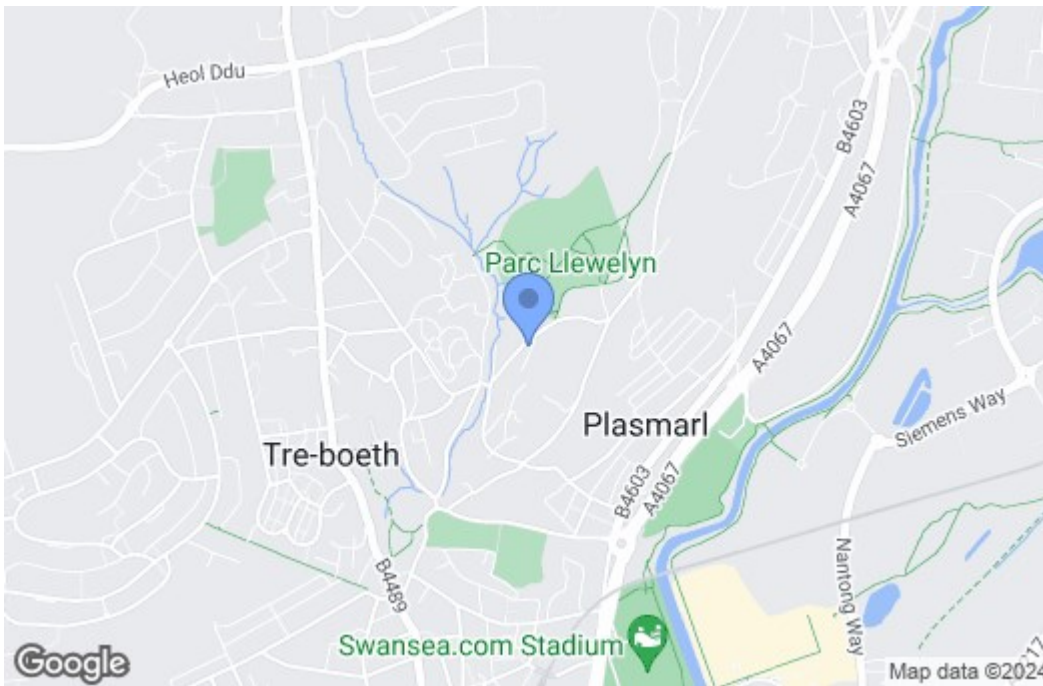
Freehold

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

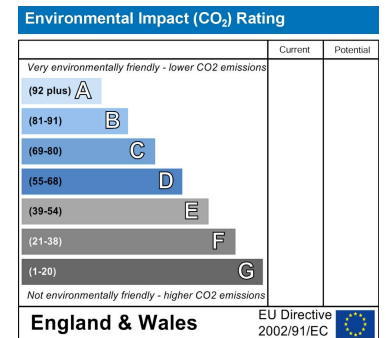
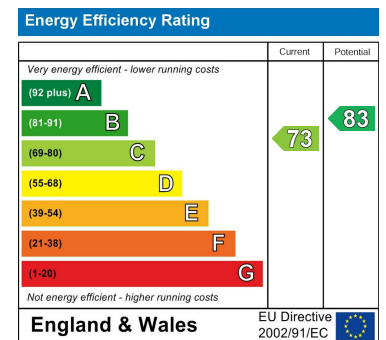
# Floor Plan



# Area Map



# Energy Efficiency Graph



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