



12 Godre Coed, Morrison, Swansea, SA6 6AY

£230,000

This three-bedroom detached bungalow in Morrison situated in a cul de sac, boasting a convenient location near local schools, shops and amenities. Its excellent transport links provide easy access to Morrison Hospital, the M4, Morrison Town and Swansea City Centre makes it an ideal choice for families or those seeking to downsize.

The property features a porch, a spacious living room, a dining room that flows into the kitchen, three bedrooms and a bathroom. Outside, there's a driveway and a lawned area with mature shrubs at the front, while the rear of the property offers a good size enclosed garden with a patio, gravelled stone area and mature shrubs.

The Accommodation Comprises

Ground Floor

Porch

Entered via front door, two double glazed windows to sides, vinyl flooring.

Living Room 16'8" x 13'1" (5.08m x 3.98m)



Double glazed window to front, fireplace, laminate flooring, radiator.

Dining Room 12'9" x 14'10" (3.88m x 4.52m)



Double glazed window to front, storage cupboard, laminate flooring, radiator.

Kitchen 18'11" x 5'8" (5.76m x 1.73m)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer, plumbing for washing machine and tumble dryer. Double glazed window to side, laminate flooring, radiator.

Bedroom 1 13'2" x 14'0" (4.01m x 4.27m)



Double glazed window to rear, fitted carpet, radiator.

Bedroom 2 11'2" x 7'11" (3.40m x 2.41m)



Double glazed window to rear, vinyl flooring, radiator.

Bedroom 3 10'0" x 7'3" (3.05m x 2.20m)



Double glazed window to rear, vinyl flooring, radiator.

Bathroom



Fitted three piece suite comprising bath with shower over, wash hand basin and WC. Part tiled walls, vinyl flooring, heated towel rail.

External



To the front of the property there is a driveway, lawned area with mature shrubs.

Rear Garden



To the rear of the property you will find an enclosed garden with patio, gravelled stone area and mature shrubs.

Ariel Views



Agents Notes

Freehold

Council Band- D

Services- Mains electric. Mains sewerage. Mains Gas. Mains water/Water Meter.

Mobile Coverage - EE Vodafone Sky O2

Broadband - Basic 16 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

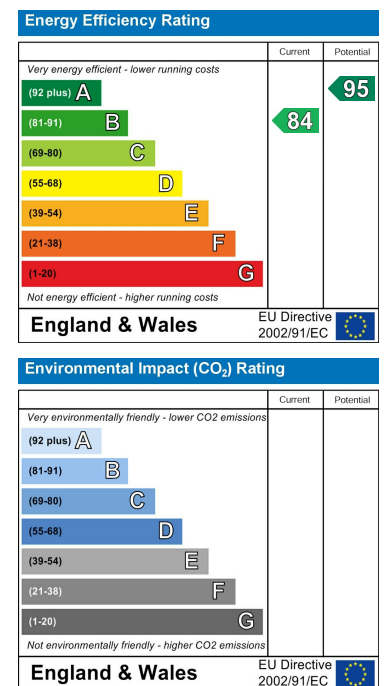
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.