



31 Morris Drive, Pentrechwyth, Swansea, SA1 7EG

£190,000

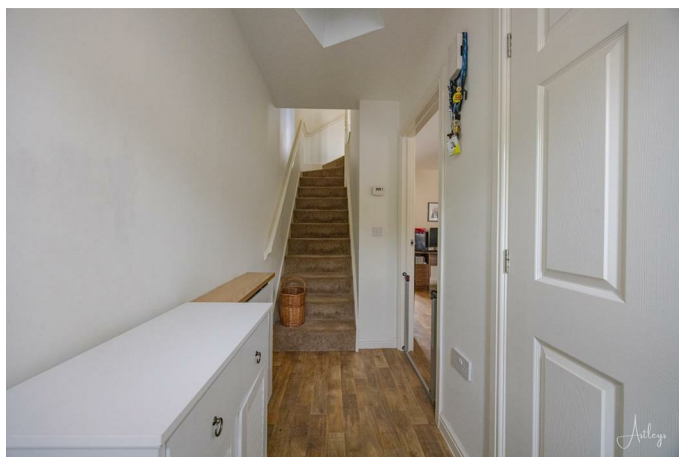
A newly built semi-detached home located on Morris Drive. This property boasts a cosy reception room, two comfortable bedrooms, and a modern bathroom, making it an ideal choice for a first home.

The ground floor cloakroom adds a touch of practicality, while the kitchen/dining room is a highlight, featuring double doors that open onto the rear garden, creating a seamless indoor-outdoor living experience. Upstairs, you will find two double bedrooms and a bathroom. Convenience is key, with parking available for one vehicle on the driveway and side access to the rear garden. Situated in a new development, this property offers great connectivity to the M4, City Centre, and various transport links, making it perfect for those who value accessibility.

The Accommodation Comprises

Ground Floor

Hall



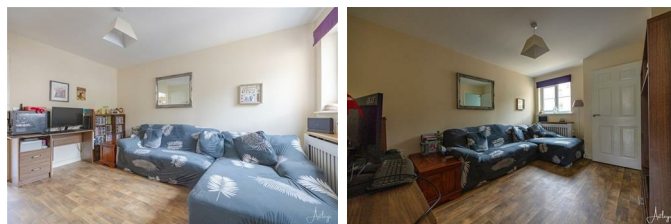
Entered via door to front, staircase to first floor, radiator.

WC



The ground floor WC features a two-piece suite comprising a wash hand basin and WC. It is equipped with a radiator and a frosted double-glazed window to the front.

Lounge 13'11" x 10'2" (4.25m x 3.09m)



Double glazed window to front, radiator, understairs storage cupboard.

Kitchen/Dining Room 10'4" x 13'4" (3.15m x 4.07m)



The kitchen/dining room is thoughtfully designed, featuring wall and base units providing ample storage, complemented by generous worktop space. It includes a 1+1/2 bowl stainless steel sink unit and plumbing for a washing machine. A matching cupboard neatly houses the boiler, maintaining a streamlined look. The built-in electric oven and four-ring gas hob, complete with an extractor hood, cater to all your cooking needs. The room has a radiator and is well-lit, with a double glazed window to the rear and double glazed double doors that open onto the patio, seamlessly connecting the indoor space to the rear garden.

First Floor

Landing

Storage cupboard, access to loft.

Bedroom 1 8'11" x 13'4" (2.71m x 4.06m)



Two double glazed windows to front, storage cupboard, radiator.

Bedroom 2 7'11" x 13'4" (2.42m x 4.06m)



Two double glazed windows to rear, radiator.

Bathroom



Three piece suite comprising bath with shower over, wash hand basin and WC. Tiled splashbacks, double glazed window to side, radiator.

External



To the front of the property, there is a convenient driveway accommodating one vehicle, along with side access to the rear garden.

The rear garden is an enclosed space, featuring a patio area that extends from the kitchen/dining room, perfect for outdoor dining and relaxation. Beyond the patio, the garden is laid to lawn.

Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - C

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

Mobile Coverage - EE Vodafone Three O2

Broadband - Basic 7 Mbps Superfast 233 Mbps

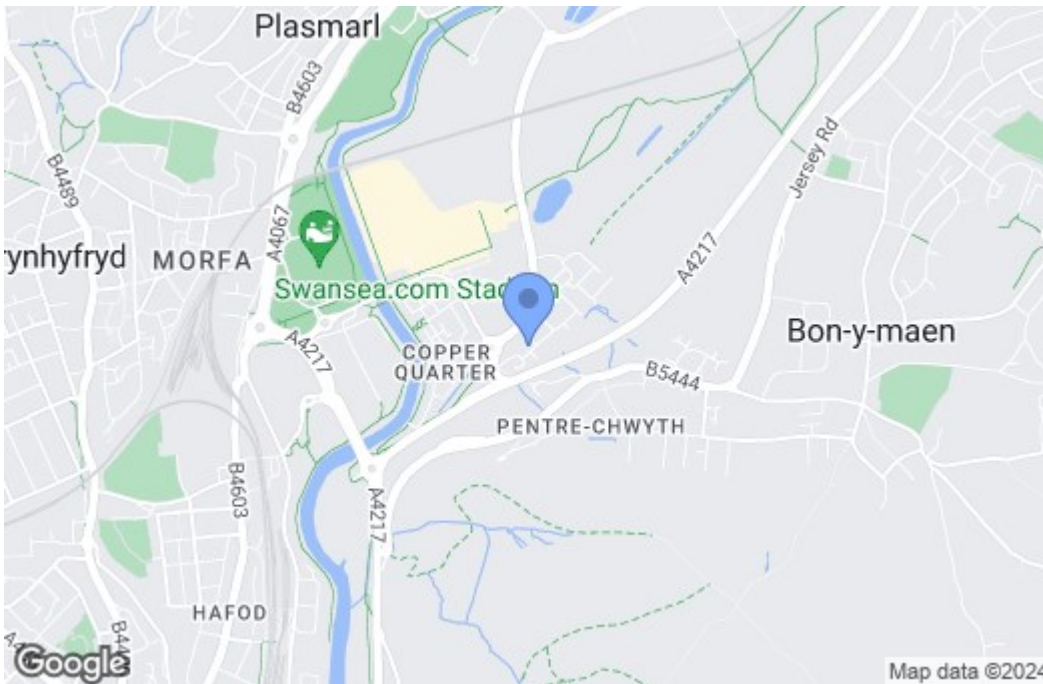
Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky

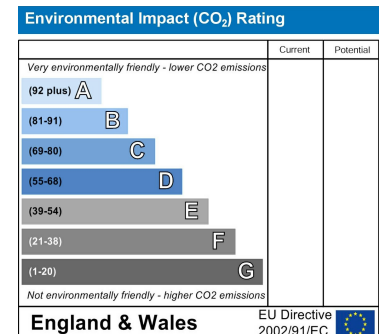
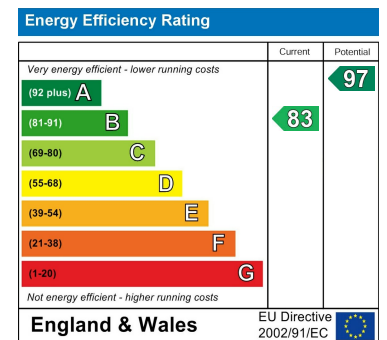
Floor Plan



Area Map



Energy Efficiency Graph



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