



19 Telyn Aur, Morriston, Swansea, SA6 6AX

£190,000

This detached two bedroom bungalow is ideally located near excellent bus routes, Morriston Town, Morriston Hospital, the DVLA and offers easy access to the M4 for commuters. The property features an entrance hall, a spacious lounge/dining room, kitchen and a bathroom. Outside, the front has a block paved driveway for parking and side access to the rear garden. The enclosed rear garden includes a patio, lawn and a charming summer house, suitable for use as a hobby room or office. This property is perfect for downsizers or first-time buyers.

The Accommodation Comprises

Porch



Entered via door with double glazed windows to front and side.

Lounge 16'6" x 13'1" (5.04m x 3.99m)



Double glazed bay window to front, laminated flooring, radiator, open plan to the dining room.

Dining Area 13'6" x 9'1" (4.11m x 2.76m)



Double glazed door to rear with windows either side, laminated flooring, radiator.

Inner Hallway

Storage cupboard, laminated flooring.

Kitchen 11'5" x 11'5" (3.47m x 3.49m)



Fitted with a range of base and wall units with worktop space and a stainless steel sink unit. Plumbing for washing machine, space for undercounter fridge, built-in electric oven and four ring gas hob with extractor fan over, storage cupboard, tiled flooring, double glazed windows to front and side, double glazed door to side.

Bedroom 1 15'3" x 11'1" (4.65m x 3.37m)



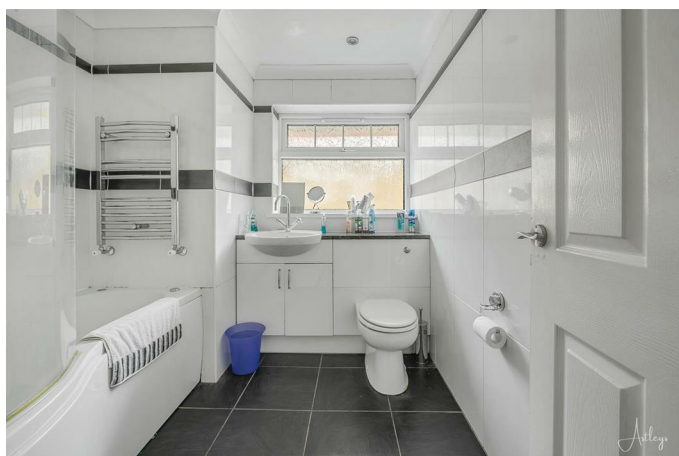
Double glazed windows to side and rear, storage cupboard, laminated flooring, radiator.

Bedroom 2 9'9" x 7'3" (2.96m x 2.20m)



Double glazed window to rear, laminated flooring, radiator.

Bathroom



Three piece suite comprising a bath with shower over, wash hand basin and WC. Tiled walls and flooring, heated towel rail, frosted double glazed window to side.

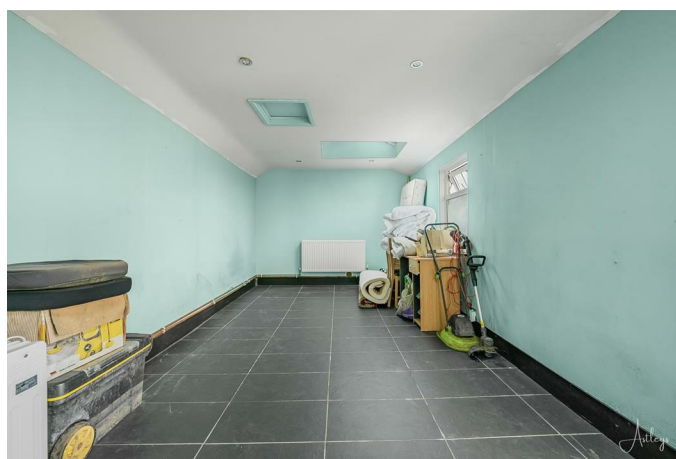
External



To the front of the property is a well maintained lawned garden with attractive shrub borders, creating a welcoming and green outlook. A block paved driveway offers convenient off road parking, with side access leading to the rear garden.

At the rear, the garden is fully enclosed, featuring a spacious block paved patio, ideal for outdoor seating. Double doors open into a summer house, perfect for relaxation or entertaining. A few steps lead up to a lawned garden, bordered by mature shrubs.

Summer House 21'8" x 9'7" (6.61m x 2.93m)



Double glazed doors, double glazed window, tiled flooring, plumbing for washing machine.

Rear Garden



Aerial Images

Agents Note

Tenure - Freehold

Rent Charge - The seller believes the charge is £17.00 a year

Council Tax Band - C

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

Mobile coverage- EE Vodafone Three O2

Broadband- Basic 14 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps

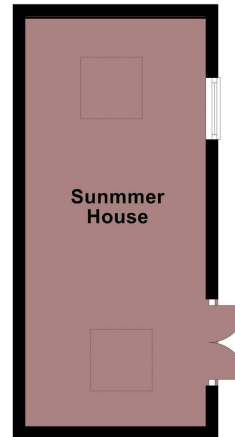
Satellite / Fibre TV Availability- BT Sky Virgin

Floor Plan

Ground Floor



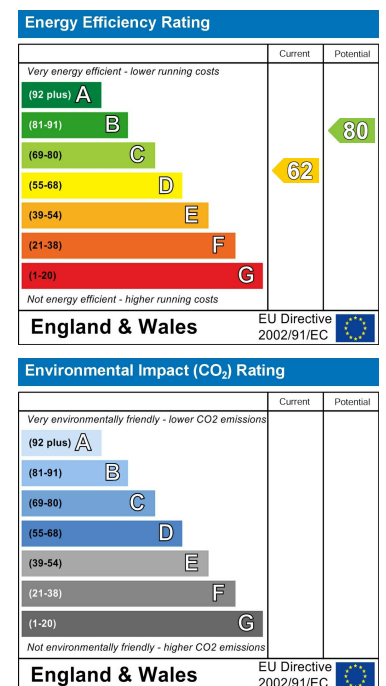
Summer House



Area Map



Energy Efficiency Graph



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