



## 28 Dan Danino Way, Morriston, Swansea, SA6 6PJ

**£290,000**

Situated in the desirable Alders development of Morriston, this immaculate and beautifully presented home on Dan Danino Way presents an exceptional opportunity for discerning buyers. Upon entering, you are greeted by a welcoming hallway that leads to a convenient cloakroom. The ground floor encompasses a versatile sitting room or study, lounge and a modern kitchen/dining room that is perfect for family gatherings. The kitchen is complemented by a delightful conservatory, which opens directly onto the enclosed flat rear garden, creating a seamless indoor outdoor living experience. The first floor is home to three bedrooms, including a master suite with an en-suite showeroom and a well appointed family bathroom serves the additional bedrooms, making this home ideal for families or those who enjoy hosting guests. Additional features include a driveway equipped with an electric charging point, enhancing the property's appeal in today's eco-conscious market. The location is particularly advantageous, with Morrison Hospital and both primary and secondary schools within walking distance. For those who commute, the M4 motorway is easily accessible, providing convenient links to surrounding areas.



## The Accommodation Comprises

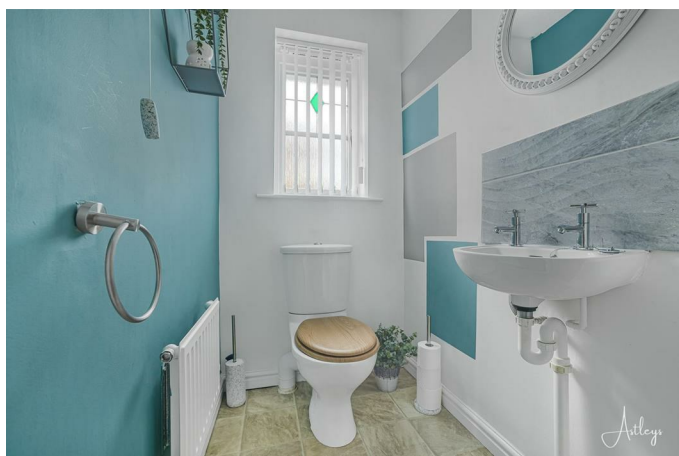
### Ground Floor

#### Hallway



Entered via door to front, laminated flooring, staircase to first floor.

#### WC



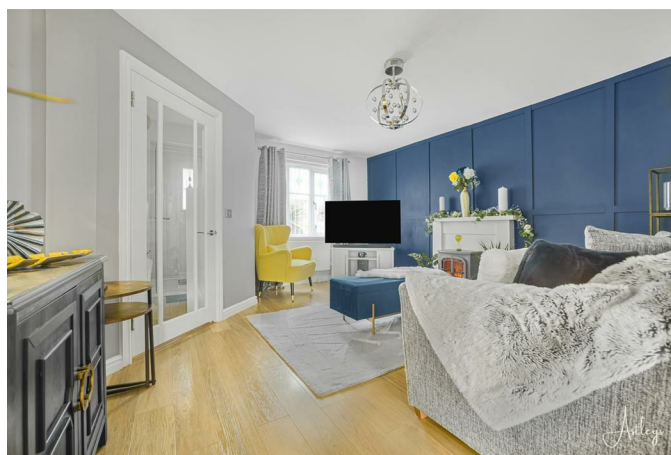
Two piece suite comprising, wash hand basin and WC, tiled splashback, tiled flooring, frosted double glazed window to front.

#### Sitting Room/Study 18'2" x 9'1" (5.53m x 2.77m)



Double glazed patio door to front, double glazed door to rear, radiator.

#### Lounge 14'1" x 7'11" (4.30m x 2.41m)



The lounge features a double glazed window to the front, filling the space with natural light. It boasts laminated flooring, radiator and double doors leading to the kitchen/dining room, creating a practical and inviting living area.

### Kitchen/Dining Room 9'10" x 16'3" (3.00m x 4.96m)



The kitchen/dining room features a beautiful modern design, fitted with a matching range of wall and base units with worktop space over to include a breakfast bar. It includes a 1.5 bowl stainless steel sink, built-in fridge, slimline dishwasher and space for a tumble dryer. The kitchen also boasts a built-in electric oven and a four ring electric hob with extractor hood over Double glazed window to the rear provides natural light, radiator and the space is open plan to the conservatory, creating a seamless flow for dining and entertaining.

#### Another Aspect Of The Kitchen/Dining Room



### Conservatory



The conservatory features double glazed windows to the side and rear, offering lovely views of the rear garden. It is finished with laminated flooring and a radiator with double glazed double doors that provide direct access to the garden, making it a perfect space to relax and unwind.

#### First Floor

##### Landing

Storage cupboard.

### Master Bedroom 8'6" x 6'7" (2.58m x 2.00m)



The master bedroom features a double glazed window to the front and includes a built-in wardrobe and a storage cupboard, radiator and a door leads conveniently to the en-suite bathroom, completing this well appointed space.

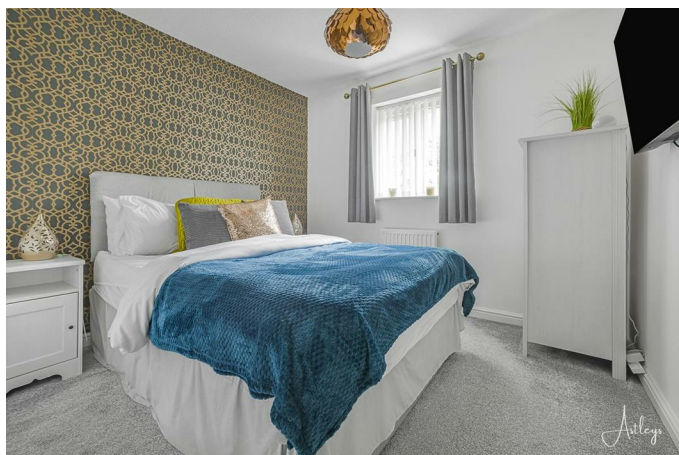


### En-suite Shower Room



The en-suite is fitted with a three piece suite comprising a tiled shower, wash hand basin with a tiled splashback and a WC. Frosted double glazed window to the front and a radiator.

### Bedroom 2 9'0" x 9'3" (2.75m x 2.83m)

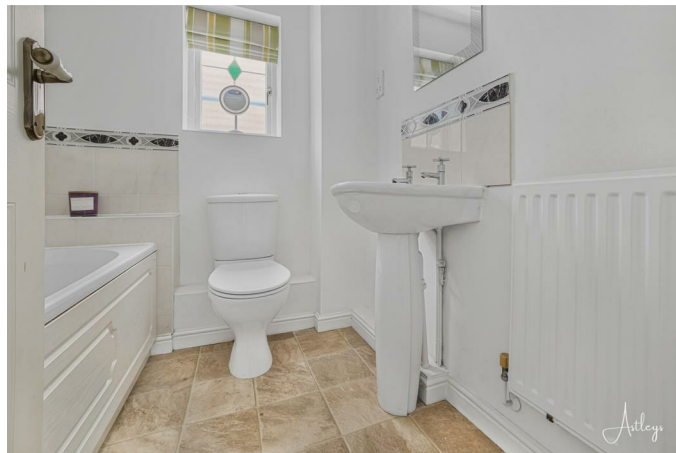


Double glazed window to rear, radiator.

### Bedroom 3 9'0" x 6'8" (2.75m x 2.03m)

Double glazed window to rear, radiator.

### Bathroom



Fitted with three piece suite comprising bath, wash hand basin and WC. Tiled splashbacks, frosted double glazed window to side.

### External



Externally the property features a paved driveway at the front, providing parking for two cars, along with an electric charging point and attractive shrub borders.

The rear garden is enclosed mainly laid to lawn, with a decking patio area adjacent to the conservatory, offering a perfect space for outdoor relaxation and entertaining.

### Rear Garden

## Aerial Images



## Agents Note

Tenure - Freehold

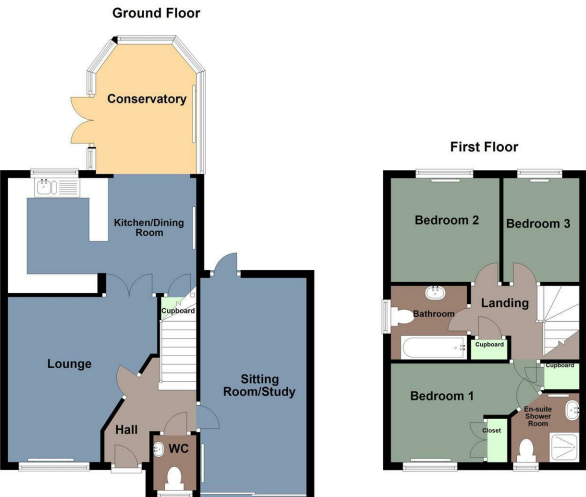
Council Tax Band - E

Mobile coverage - EE Vodafone Three O2

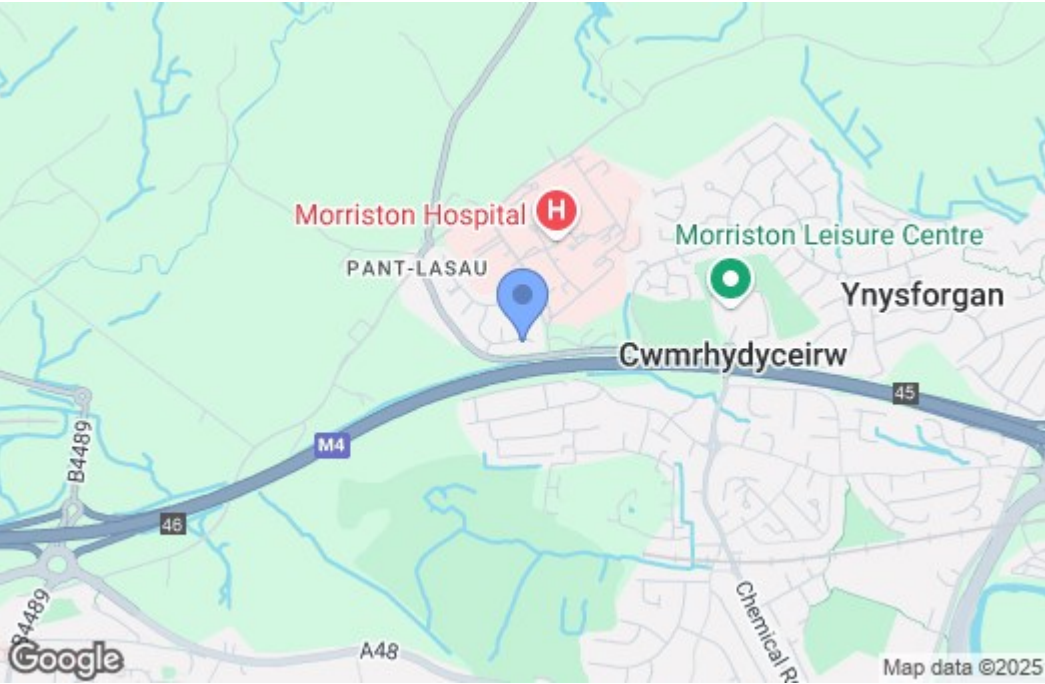
Broadband - Basic 6 Mbps Superfast 30 Mbps

Satellite / Fibre TV Availability - BT Sky

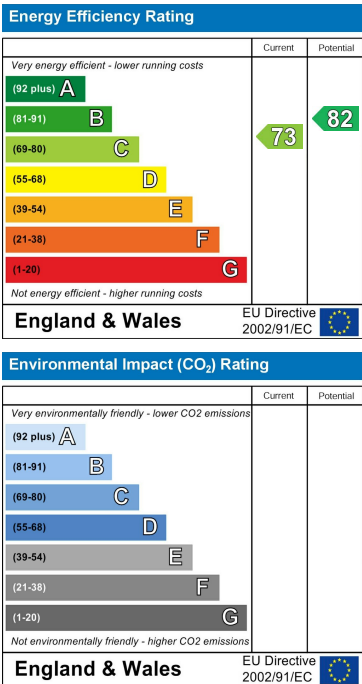
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.