



## 40 Windermere Road, Morriston, Swansea, SA6 7QE

**£240,000**

Situated on Windermere Road in Morriston, this delightful detached bungalow presents an excellent opportunity for those seeking to downsize or enjoy single level living. Offered for sale with no chain, this property boasts a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining. The bungalow features three bedrooms, alongside a conveniently located bathroom. The heart of the home is the open-plan kitchen that seamlessly flows into a bright conservatory, where you can enjoy views of the rear garden. The conservatory also offers direct access to the outdoor space, making it an ideal spot for al fresco dining or simply enjoying the fresh air.

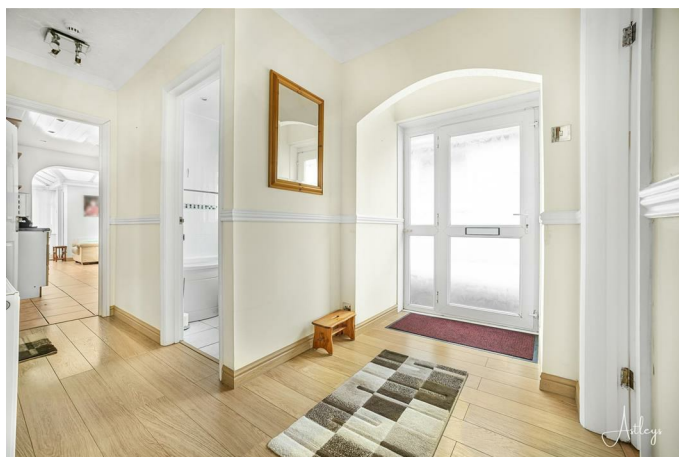
Outside, the front garden is designed for low maintenance, complemented by a side driveway that accommodates parking, leading to a garage for additional storage. The rear garden is also low-maintenance, paved for ease of care, allowing you to spend more time enjoying your surroundings rather than tending to them. The location of this charming bungalow is situated just a stone's throw from Morriston centre. Here, you will find a variety of shops and local amenities, ensuring that everything you need is within easy reach. This property is not just a home, it is a lifestyle choice, offering comfort, convenience, and a sense of community. Do not miss the chance to make this lovely bungalow your own.



## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



Entered via door to side, access to attic area with pull down ladder, radiator.

#### Living Room 15'0" x 11'10" (4.56m x 3.60m)



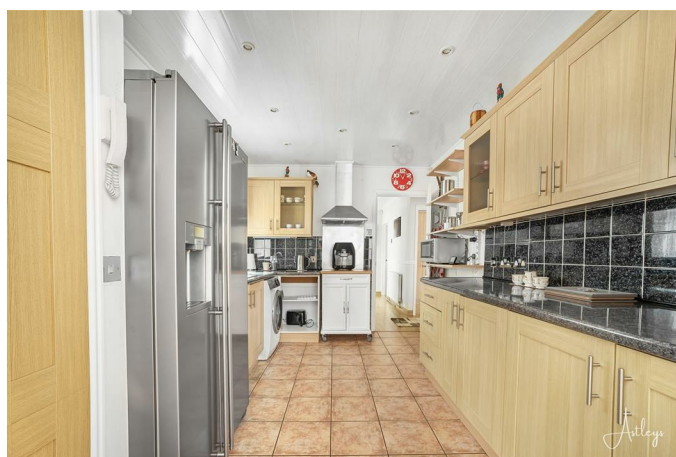
Double glazed window to front, electric fire in surround, two radiators.

#### Kitchen 12'8" x 8'11" (3.86m x 2.72m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer, washing machine and cooker with extractor hood over, cupboard housing the boiler, double glazed window to side, radiator, open plan to the conservatory.

#### Another Aspect Of The Kitchen



### Conservatory



Double glazed windows to both side and rear ,three double sockets, two radiators. Double door leading to garden and door gaining access to garage.

### Another Aspect of The Conservatory



### Bedroom 1 12'8" x 11'8" (3.86m x 3.56m)



Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom 2 9'6" x 11'10" (2.90m x 3.60m)



Double glazed window to side, fitted wardrobes, radiator.

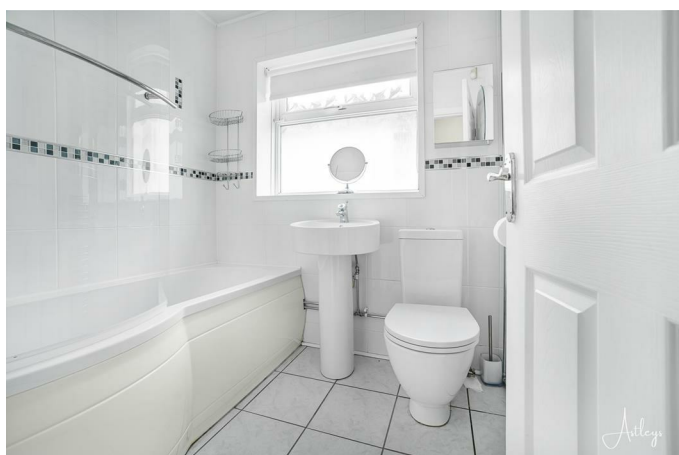


### Bedroom 3 12'0" x 8'11" (3.66m x 2.72m)



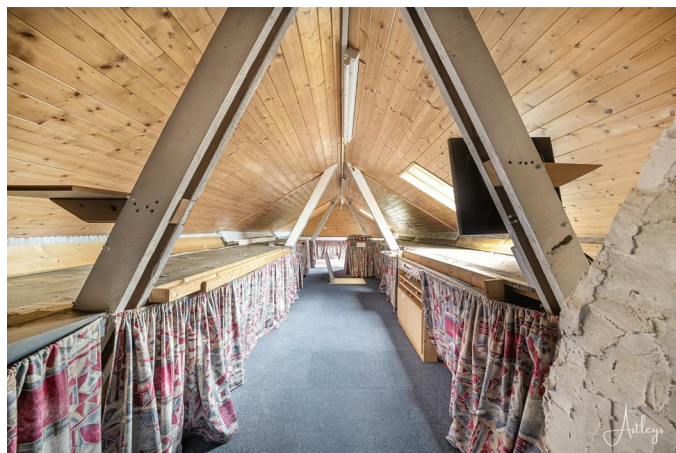
Double glazed window to front, airing cupboard, radiator.

### Bathroom



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

### Attic



Accessed via drop down ladder from entrance hall, two double glazed windows.

### External

To the front of the property is a gravelled garden with a side driveway leading to the garage with remote controlled up and over door.

The rear garden is low maintenance and paved with access from the conservatory.

### Garage

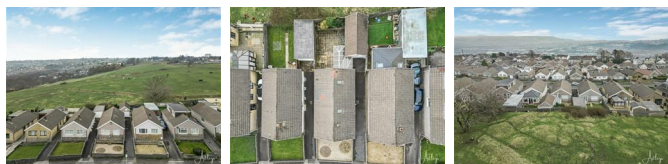


Remote-controlled up and over door, access to loft area over garage.

### Rear Garden



### Aerial Images



### Agents Note

Tenure - Freehold

Council Tax Band - D

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

Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 18 Mbps, Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

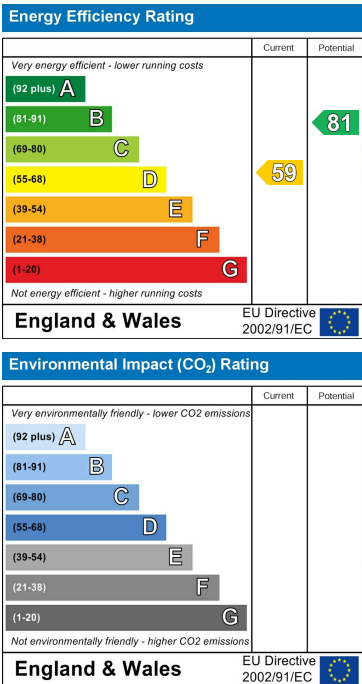
Floor Plan



Area Map



Energy Efficiency Graph



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