



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

**£220,000**

In the charming area of Morriston, Swansea, this detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. Offered for sale with no chain, this property is ideal for individuals or families looking to downsize. The accommodation is thoughtfully designed, featuring an entrance hall that leads into the lounge, kitchen, three bedrooms and a bathroom completes the layout, ensuring all essential amenities are easily accessible. Externally, the property boasts a lawned garden at the front, enhancing its curb appeal, alongside a driveway that leads to a double garage, providing secure parking and additional storage options. The rear garden is paved, designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. This bungalow is situated in a popular development, making it a desirable choice for those looking to settle in a welcoming community. With its convenient location and practical layout, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming bungalow your new home.



## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

Entered via door to front.

#### Hallway

Storage cupboard, radiator, coving to ceiling, access to loft.

#### Living Room 10'10" x 15'3" (3.29m x 4.66m)

Double glazed window to front, coving to ceiling, radiator.

#### Bedroom 1 10'10" x 11'11" (3.29m x 3.64m)

Double glazed window to front, coving to ceiling, radiator.

#### Bedroom 2 12'5" x 11'11" (3.79m x 3.64m)

Double glazed window to rear, coving to ceiling, radiator.

#### Bedroom 3 7'10" x 7'11" (2.38m x 2.41m)

Double glazed window to rear, coving to ceiling, radiator.

#### Bathroom

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

#### Kitchen 12'5" x 8'5" (3.79m x 2.56m)

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, built-in oven and hob, double glazed window to rear, coving to ceiling, radiator.

## External



To the front is a gated and spacious courtyard with a driveway, lawned area and access to a garage with two garage doors

To the rear, you'll find a peaceful and enclosed paved area.

## Aerial Images



## Agents note

Tenure - Freehold

Council Tax Band - D

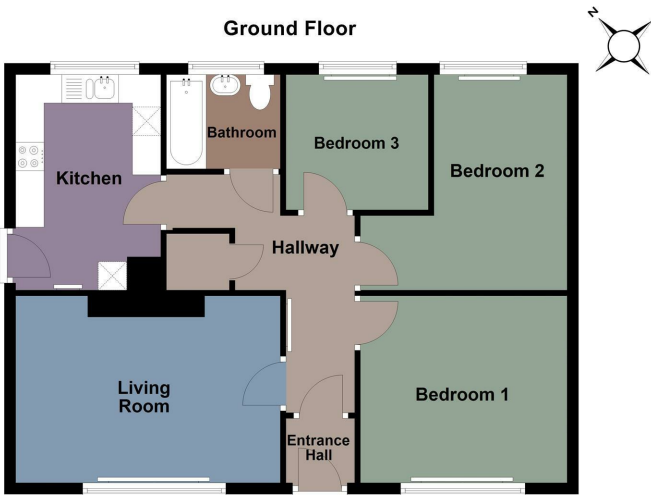
Services - Mains electric. Mains sewerage. Mains Gas. Mains Water.

Mobile coverage - EE, Vodafone, Three, O2

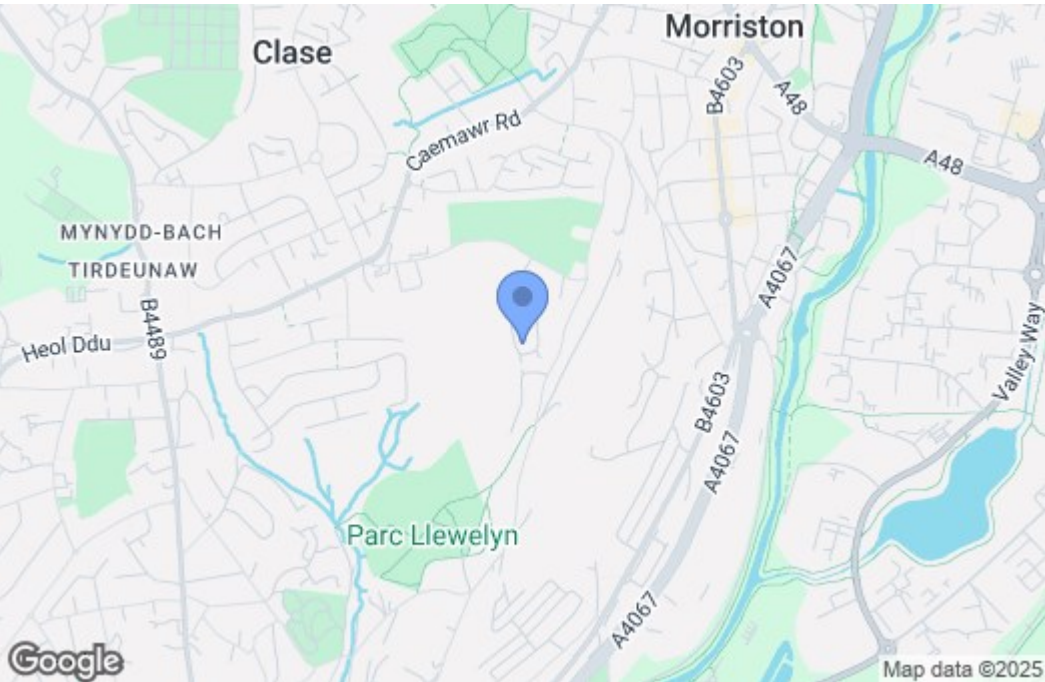
Broadband - Basic 18 Mbps, Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

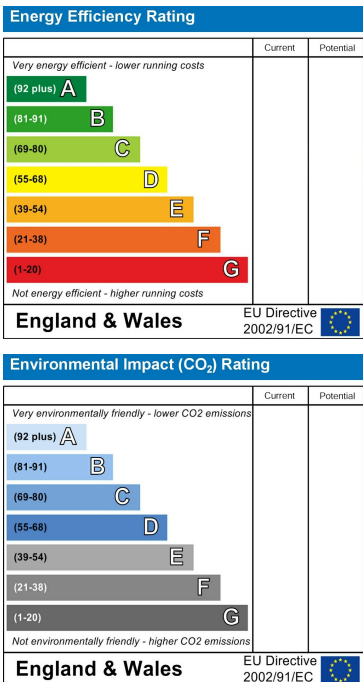
Floor Plan



Area Map



Energy Efficiency Graph



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