

SmartSale

4U



## Mynydd Garn Lwyd Road

Morrison, Swansea SA6 7PB

- Neat and spacious four-bedroom home
  - Two bright lounge areas
  - Modern fitted kitchen
- Two bathrooms for added convenience
  - Enclosed entertainment area

**£474,995 Freehold**





## Location

## Full Description

Welcome to this charming detached bungalow situated in the heart of Morrision, offering a unique opportunity to acquire a spacious 4-bedroom home with plenty of potential. Perfectly positioned within a friendly neighbourhood, this property is ideal for families or those looking to downsize without compromising on space. With two generous reception rooms, ample natural light, and a well-proportioned layout, it's a versatile home ready to be personalised to your taste and lifestyle.

Step inside to discover a welcoming entrance leading into a bright and airy lounge, where large windows invite in sunlight, creating a warm and inviting atmosphere. Adjoining this is a second reception room, perfect as a formal dining area, a cosy sitting room, or a versatile space to suit your needs, whether it be a home office or playroom. The flow between these rooms is seamless, enhancing the sense of space and comfort throughout the home.

The property's four bedrooms are generously sized, offering plenty of room for family living or guest accommodation. Each room benefits from restful garden views, ensuring a peaceful environment. The property is equipped with a modern family bathroom and en-suite bathroom. The home boasts a spacious and fitted kitchen, complete with modern appliances and stylish finishes. The generous plot surrounding the bungalow provides a substantial garden space, perfect for outdoor entertaining, gardening enthusiasts, or simply enjoying the tranquility of a private, mature garden setting. There is also off-street parking available, adding to the practicality of this lovely home.

The property also benefits from a superb, enclosed entertainment area, perfect for hosting family gatherings and social occasions all year round. This impressive space features large glass panels that allow plenty of natural light, creating an inviting setting for dining, relaxing or entertaining. Complete with its own bar setup and seamless access to the garden, it offers a versatile indoor-outdoor feel that makes it a standout addition to the home. Whether used as a games room, garden lounge or a private

retreat, this unique space adds exceptional lifestyle value.

Don't miss out on making this well-located, adaptable property your own. Contact us today to arrange a viewing and explore the possibilities that this wonderful Morriston bungalow has to offer. With its combination of space, location, and potential, it truly represents a rare find in the current market.

**1. MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

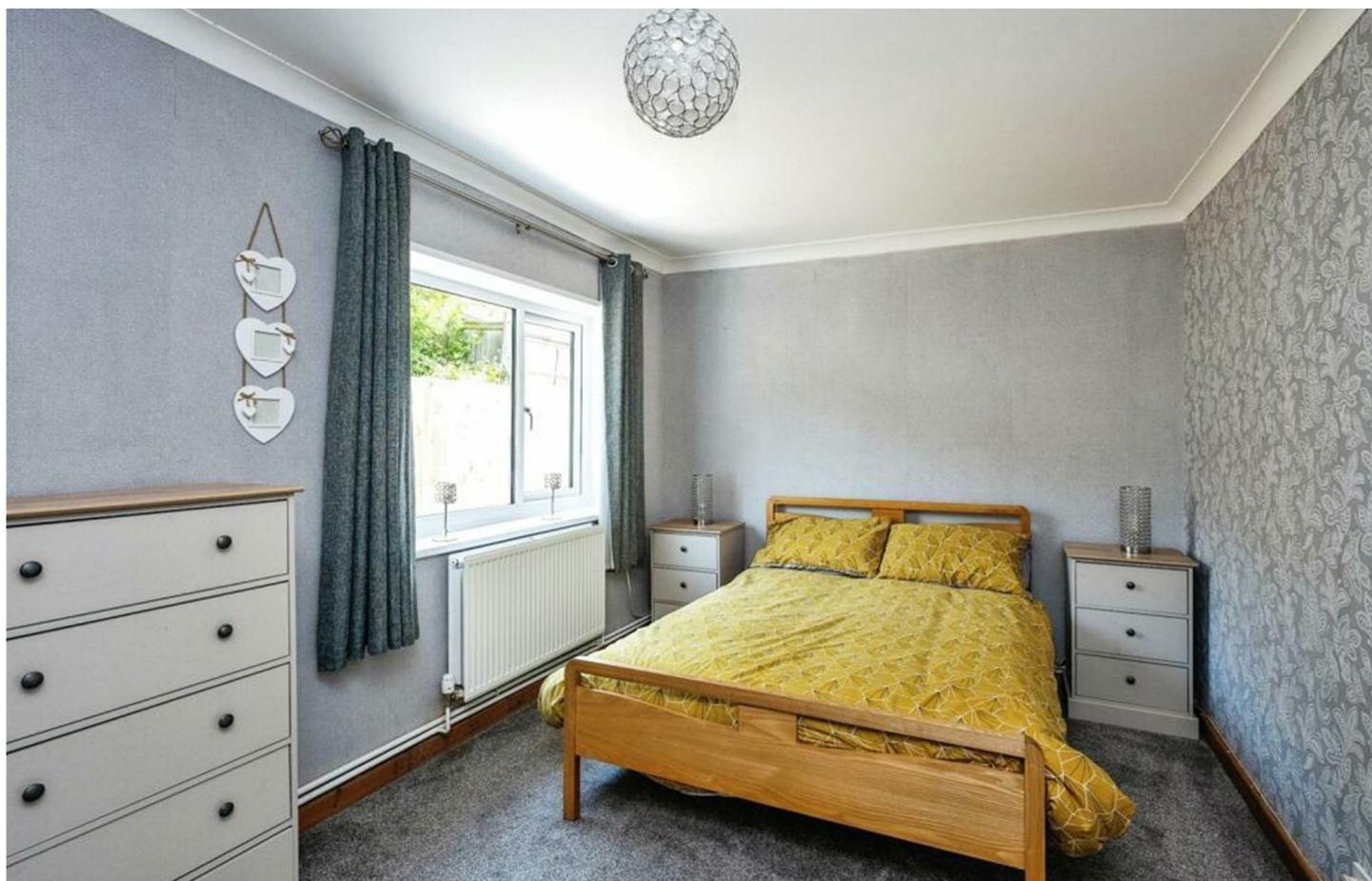
**2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**3.** The measurements indicated are supplied for guidance only and as such must be considered incorrect.

**4. Services:** Please note we have not tested the services or any of the equipment or appliances in

this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY**



Local Authority  
Council Tax Band  
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.