

Llys Dol,

£230,000

- No Ongoing Chain
- Low Maintenance Rear Garden
- Conservatory
- Driveway
- Three Generous Sized Bedrooms
- Modern Throughout
- Cul-De-Sac Location
- EPC Rating: C



3 1 2

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About the property

Welcome to this exceptional 3-bedroom semi-detached family home, nestled in the tranquil cul-de-sac of Llys Dol, Morriston. Perfectly positioned, this property offers unparalleled convenience with close proximity to Morriston Hospital, the DVLA, and easy access to Morriston town centre and M4 motorway links.

This property offers a stylish and comfortable living in a highly convenient location. Finished to a high standard throughout, the property features a modern kitchen, spacious living areas, three well-proportioned bedrooms, family bathroom, driveway and a rear garden.

This property also boasts a generous conservatory which leads out into the low maintenace garden

Don't miss the opportunity to make this wonderful family home your own. Contact us today to arrange a viewing!

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks



Accommodation

Porch

Lounge

15' 6" x 14' 8" (4.72m x 4.47m)
Kitchen/Dining Room

15' 6" x 11' 3" (4.72m x 3.43m)
Conservatory

11' x 8' 1" (3.35m x 2.46m)
Bedroom One

12' 6" x 9' 1" (3.81m x 2.77m)
Bedroom Two

11' 10" x 9' 1" (3.61m x 2.77m)
Bedroom Three

7' 3" x 7' (2.21m x 2.13m)
Shower Room

6' 7" x 5' 11" (2.01m x 1.80m)
Landing

Driveway

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Floorplan



Total floor area 84.8 m² (912 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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