



## 7 Cwrt Merlyn, Parc Gwernfadog, Morriston, Swansea, SA6 6TQ

Offers Over £240,000

A well presented three bedroom end-link home set on a generous plot, ideally located within walking distance of Morriston Hospital and local primary and secondary schools, and perfectly positioned on the M4 corridor. Offered for sale, this attractive property provides spacious accommodation, making it an excellent choice for families, professionals, or those seeking convenient access to local amenities and commuter routes. The ground floor comprises a porch and hallway, comfortable lounge along with a kitchen/dining room which is open plan to the conservatory. The conservatory features double doors opening directly onto the rear garden, creating a seamless indoor-outdoor living space ideal for entertaining and family life. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a driveway providing off-road parking for several vehicles, leading to a garage, along with side access to the rear garden. The good-sized rear garden is a particular highlight, featuring a paved patio area accessed from the conservatory, steps up to a decking seating area, and a lawned garden beyond. Early viewing is highly recommended to appreciate the location, plot size, and accommodation on offer.

## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via front door, tiled flooring, door to the hallway.

#### Hall

Staircase to first floor, door leading into the lounge.

#### Lounge 14'2" x 13'7" (4.32m x 4.13m)



Double glazed window to front, coal effect gas fire set in surround, door to the kitchen/dining room.

#### Kitchen/Dining Room 10'5" x 13'6" (3.18m x 4.11m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit with tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, built-in electric oven

and four ring gas hob with extractor hood over, radiator, tiled flooring, ceiling spotlights, open plan to the conservatory.



#### Conservatory



Double glazed windows to side and rear, with double doors to the rear garden, tiled flooring, radiator.



**Bedroom 2 6'10" x 7'6" (2.08m x 2.28m)**



## First Floor

### Landing

Access to loft which is boarded, airing cupboard with boiler.

### Bedroom 1 8'6" x 14'1" (2.60m x 4.30m)



Double glazed window to front, built-in wardrobes, radiator.

Double glazed window to rear, radiator.

### Bedroom 3 9'7" x 5'10" (2.92m x 1.77m)



Double glazed window to rear, radiator.

### Bathroom



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

## External



The property occupies a good-sized plot and benefits from a driveway providing off-road parking for several vehicles, leading to the garage, with convenient side access to the rear garden.

The generous rear garden is a particular highlight, featuring a paved patio area accessed directly from the conservatory, steps rising to a decking seating area, and a lawned garden beyond, offering an ideal space for outdoor entertaining and family enjoyment.

## Rear Garden



## Garage

With rear door, power and light connected, roof storage area.

## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - C

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

Parking - Driveway & Garage

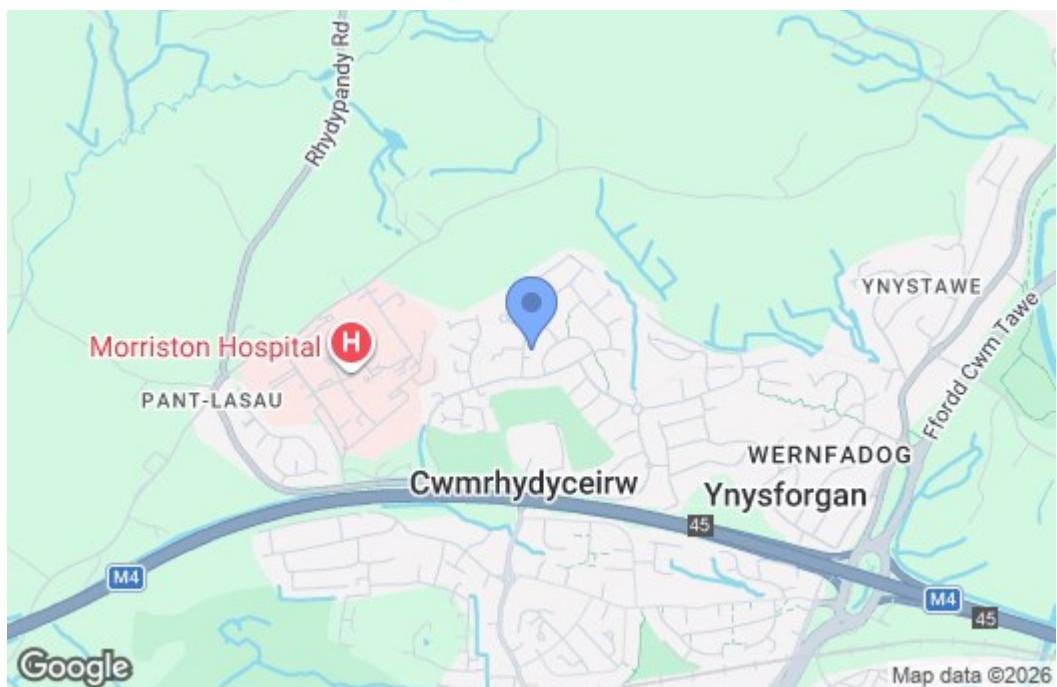
Mobile coverage -EE Vodafone Three O2

Broadband - Basic 4 Mbps Superfast 69 Mbps Ultrafast 1800 Mbps

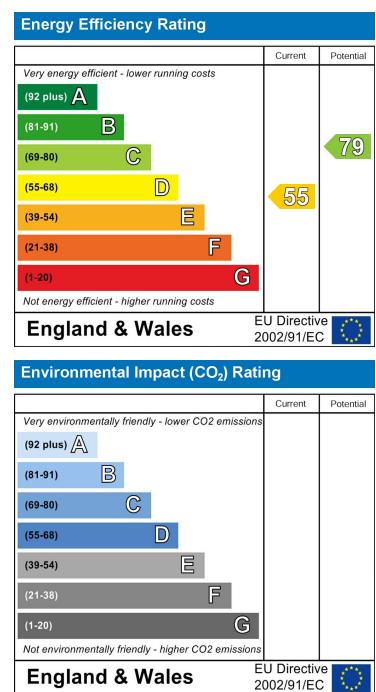
Satellite / Fibre TV Availability - BT Sky Virgin

## 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.