



## Bryn Eglur Road, offers in excess of £260,000

- No Ongoing Chain
- Four Generous Size Bedrooms
- Sea Views
- Driveway
- Enclosed Rear Garden
- Freehold
- Garage
- EPC Rating: D



 4  1  1



## About the property

Situated in the desirable location of Morriston, this impressive four-bedroom detached bungalow offers generous accommodation, attractive outdoor space and sea views, making it an excellent opportunity for families, downsizers or those seeking a versatile home.

The property provides four well-proportioned bedrooms, with two bedrooms located on the ground floor and a further two bedrooms situated on the first floor. This flexible arrangement provides excellent versatility for family living, guest accommodation or home-working requirements.

The ground floor further comprises a welcoming reception room, a well-equipped kitchen and a family bathroom, together with two generous bedrooms.

To the first floor are two additional bedrooms, complementing the accommodation provided downstairs and offering further flexibility to suit a variety of lifestyles.

Externally, the property benefits from a rear enclosed garden, providing a private outdoor space ideal for relaxing, entertaining or family use. A private driveway provides convenient off-road parking.

A particular feature of this home is the sea views, adding to its appeal and providing a pleasant outlook.

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

|                                    |                               |
|------------------------------------|-------------------------------|
| <b>Hallway</b>                     | <b>Driveway</b>               |
| <b>Lounge</b>                      | <b>Garage</b>                 |
| 19' 1" x 12' ( 5.82m x 3.66m )     | <b>Basemount/Storage Area</b> |
| <b>Kitchen</b>                     |                               |
| 12' 10" x 9' 11" ( 3.91m x 3.02m ) |                               |
| <b>Bathroom</b>                    |                               |
| 6' 3" x 6' 2" ( 1.91m x 1.88m )    |                               |
| <b>Bedroom One</b>                 |                               |
| 14' 5" x 11' 3" ( 4.39m x 3.43m )  |                               |
| <b>Bedroom Two</b>                 |                               |
| 12' 2" x 11' 11" ( 3.71m x 3.63m ) |                               |
| <b>Bedroom Three</b>               |                               |
| 11' 4" x 7' 11" ( 3.45m x 2.41m )  |                               |
| <b>Bedroom Four</b>                |                               |
| 10' 11" x 10' 1" ( 3.33m x 3.07m ) |                               |
| <b>Landing</b>                     |                               |

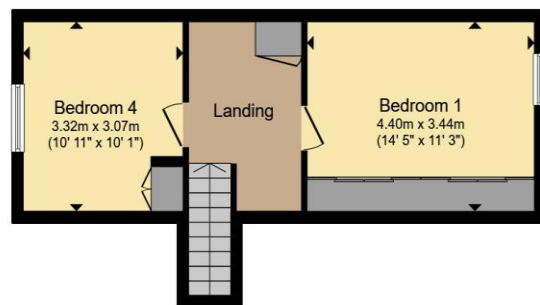
01792 798201

morrison@peteralan.co.uk

## Floorplan



**Ground Floor**



**First Floor**

Total floor area 106.6 m<sup>2</sup> (1,147 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](http://www.propertybox.io)



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