

15 Heol Saffrwm, Morriston

Offers in Region of **£195,000**

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SALES AND LETTINGS



15 Heol Saffrwm

Morriston, Swansea

A fantastic opportunity to acquire a three bedroom detached bungalow, pleasantly positioned within a popular cul-de-sac in Morriston. This well positioned property offers an ideal opportunity for those looking to downsize without compromising on space, while also providing exciting potential for a family looking to create their forever home. The property offers comfortable and versatile single-storey accommodation comprising three bedrooms, a wet room, lounge and kitchen, making it particularly appealing to those seeking convenient, easy-access living. For families, the detached position and generous footprint provide excellent potential to extend and potentially add a dormer, subject to the necessary planning consents, allowing the accommodation to be adapted and enhanced to suit individual needs. Externally, the property benefits from low maintenance front and rear gardens, providing pleasant outdoor spaces without the upkeep associated with larger gardens. The property is conveniently located for the wide range of amenities and everyday facilities available in Morriston. The area offers a good selection of local shops, supermarkets, schools, leisure facilities and transport links, with Morriston Hospital and the local golf club also within easy reach. For commuters, there is excellent access to the M4 motorway, providing convenient connections across Swansea and beyond. With its peaceful cul-de-sac setting, detached position, versatile accommodation and potential for future extension, this property offers an exciting opportunity for downsizers, families and buyers looking to put their own stamp on a home.







The Accommodation Comprises

Kitchen
Dimensions: 5.19m x 2.35m (17'0" x 7'9"). Entrance door to side and fitted with a range of wall and base units with worktop space over, stainless steel sink unit with tiled splashbacks, space for fridge/freezer, built-in electric double oven, four ring gas with extractor hood over, radiator, tiled flooring, double glazed windows to side and front.

Lounge
Dimensions: 4.87m x 3.17m (16'0" x 10'5"). Double glazed window to front, radiator.

Inner Hallway
Dimensions: 3.31m x 1.54m (10'10" x 5'1"). Cupboard with wall mounted boiler, access to loft.

Bedroom 1
Dimensions: 3.31m x 3.19m (10'10" x 10'6"). Double glazed window to rear, built-in wardrobes, radiator.

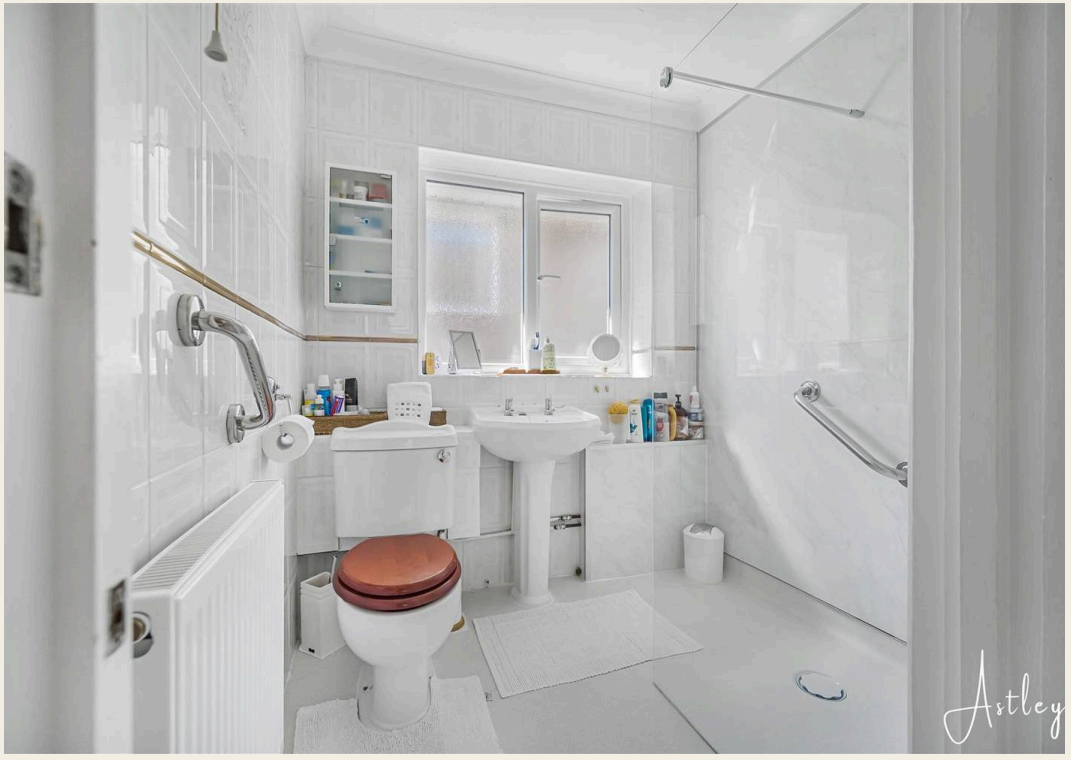
Bedroom 2
Dimensions: 4.50m x 2.35m (14'9" x 7'9"). Double glazed window to rear, radiator.

Bedroom 3
Dimensions: 3.31m x 2.09m (10'10" x 6'10"). Double glazed window to side, radiator.

Wet Room
Dimensions: 1.93m x 1.73m (6'4" x 5'8"). Walk-in shower , wash hand basin and WC. Tiled walls, radiator, frosted double glazed window to side.


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Garden

To the front of the property is a well maintained garden featuring a lawned area with flower and shrub borders, along with a driveway providing off-road parking and side access to the rear garden. The rear garden is designed for low maintenance enjoyment, with lawned areas complemented by flower and shrub borders, providing a pleasant outdoor space for relaxing and entertaining.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

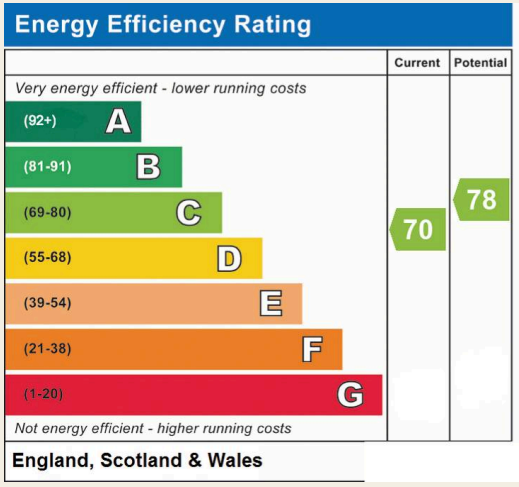


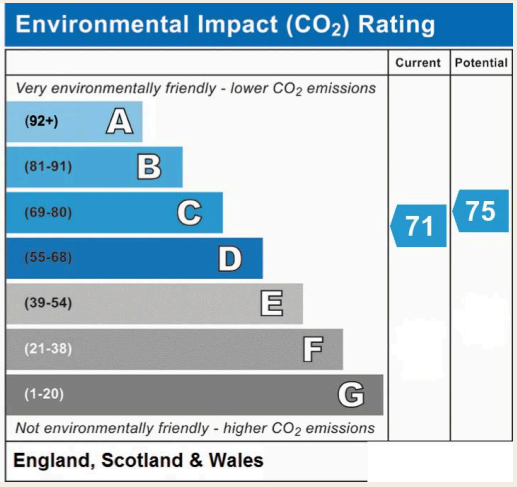


Ground Floor



Total area: approx. 66.0 sq. metres (710.8 sq. feet)







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