

NEW PRICE



28 Brayley Road, Morrison SA6 6DZ

Offers in the region of £270,000

No Chain

Detached Three Bedroom Property

Cul-De-Sac Location

Open-Plan Living Spaces

Good Size Rear Garden

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RD/DT/84590/041021

DESCRIPTION

This family detached property was built in 1970s and occupies a great size plot off the ever popular Vicarage Road in Brayley Road, Morriston.

This exceptional family home offers extensive open plan living space, and exudes tasteful decoration throughout, with a 16' conservatory, one of the largest gardens on the estate and some lovely unique features. From the 1st floor, the property has expanding views over Swansea Valley.

The entire home is immersed with natural light from Georgian style windows & sliding door, and is situated in a nestled cul-de-sac within a sought after family location.

Externally, there is off road parking on a driveway that leads into an enclosed rear garden. The rear garden is tiered, with patios and pebbled areas that lead to a purpose built storage shed with electric hook-up. Throughout this sizable garden, there is a verdure of mature plants in potted and raised plant beds. Ideal for a safe family setting. This family home is situated within easy access of the M4 Motorway corridor and DVLA. Swansea City Centre, the SA1 Waterfront and local schools. Some delightful pubs, restaurants and bars are close by. There are a plethora of shops and retail parks within driving distance along with the Liberty Stadium.

HALLWAY

Enter via double glazed door with double glazed side panels, laminate flooring, dado rails, ceiling rose and ceiling light, double panel radiator, door to cloakroom and door to understairs storage area, carpeted stairs leading to first floor landing.

LOUNGE / DINER

19'8" / 8'3" x 17'1" / 10'9"
(5.99m / 2.51m x 5.21m / 3.28m)
Double glazed French doors to front elevation, laminate flooring, 3 ceiling lights, double panel radiator, single panel

radiator, double glazed window to front elevation.

KITCHEN

10'8" x 8' (3.25m x 2.44m)
Fitted with a range of matching wall and base units with granite effect worktop over, stainless steel sink with drainer and mixer tap, integrated gas hob with electric oven and pull out extractor fan, integrated dishwasher, integrated under counter fridge/freezer, tiled splashback, tiled flooring, partly coved ceiling, ceiling light, double glazed window to conservatory, obscure double glazed door to:

CONSERVATORY

16'9" x 8'11" (5.11m x 2.72m)
Double glazed windows to the side and rear elevation, double glazed double doors to the side elevation, spotlights, tiled flooring, exposed brick wall with wall-lights, double panel radiator.

CLOAKROOM

Suite comprising of a WC, wash hand basin, tiled floor, tiled walls, coved ceiling, ceiling light, double glazed obscure window to the rear, single panel radiator.

FIRST FLOOR LANDING

Laminate flooring, dado rails, double glazed window to the side elevation, coved ceiling, ceiling rose and ceiling light, loft access, door to airing cupboard with wall mounted combination boiler, door to:

BEDROOM ONE

13'9" x 9'6" (4.19m x 2.90m)
Double glazed window to front elevation with views looking over to the Swansea valley, laminate flooring, fitted wardrobes, coved ceiling, ceiling light, double panel radiator.

BEDROOM TWO

12'1" x 10'8" (3.68m x 3.25m)
Double glazed window to the rear, laminate flooring, single panel radiator, coved ceiling, ceiling light.

BEDROOM THREE

8'5" x 7'3" (2.57m x 2.21m)
Double glazed window to the front elevation, double panel

radiator, coved ceiling, ceiling light, laminate flooring.

BATHROOM

5'11" x 5'11" (1.80m x 1.80m)
Three piece suite comprising of a WC, pedestal wash hand basin with wall mounted mirror, bath with mixer showerhead taps and electric power shower over with glass shower screen, tiled walls, laminate flooring, single panel radiator, extractor fan, ceiling light, double glazed obscure window to rear.

EXTERNAL

To the rear there is a hardstanding area with steps leading up to a mixture of shingle and patio tiered garden with mature shrubs in surrounding raised plant beds. Patio steps lead up to the far rear which is another tiered part of the garden, mostly shingle with patio slabs and the boundary is enclosed. To the far rear there is a **PURPOSE BUILT WORKSHOP** with electrics. To the side is mostly driveway for approximately 1-2 vehicles.

SERVICES

We are advised mains services are connected.

VIEWING

By appointment with the selling Agents on 01792 653508 or e-mail swansea@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

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TENURE

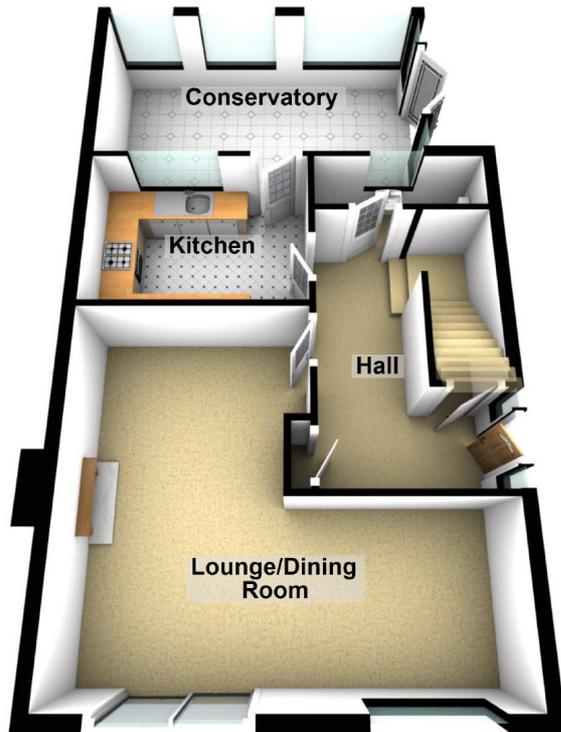
We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

Ground Floor



First Floor



For illustration purposes only. Not to scale.

Plan produced using PlanUp.

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