



## Crymlyn Road, offers over £260,000

- No Ongoing Chain
- Large Conservatory
- Large Single Garage
- Viewing Highly Recommended
- M4 Links
- Outside utility Room
- EPC Rating: C



 3  1  1



## About the property

Presenting this well located three bedroom property situated in the heart of Llansamlet, Morriston. sold with no ongoing chain. Living room and dining room, large conservatory and large garage. This property offers the potential for an ideal family home, with great links to the M4 and local amenities, offering an excellent opportunity for those looking to create their dream home. A Viewing is highly recommended.



## Accommodation

### Ground Floor

#### Entrance Hall

#### Lounge

11' 7" x 13' 1" ( 3.53m x 3.99m )

#### Dining Room

12' x 10' 5" ( 3.66m x 3.17m )

#### Kitchen

11' 9" x 8' 5" ( 3.58m x 2.57m )

#### Conservatory

12' 5" x 16' 1" ( 3.78m x 4.90m )

#### Bedroom 1

12' 8" x 11' 1" ( 3.86m x 3.38m )

#### Bedroom 2

11' 8" x 10' 8" ( 3.56m x 3.25m )

#### Bedroom 3

8' 4" x 8' 2" ( 2.54m x 2.49m )

### Landing

9' 5" x 7' 2" ( 2.87m x 2.18m )

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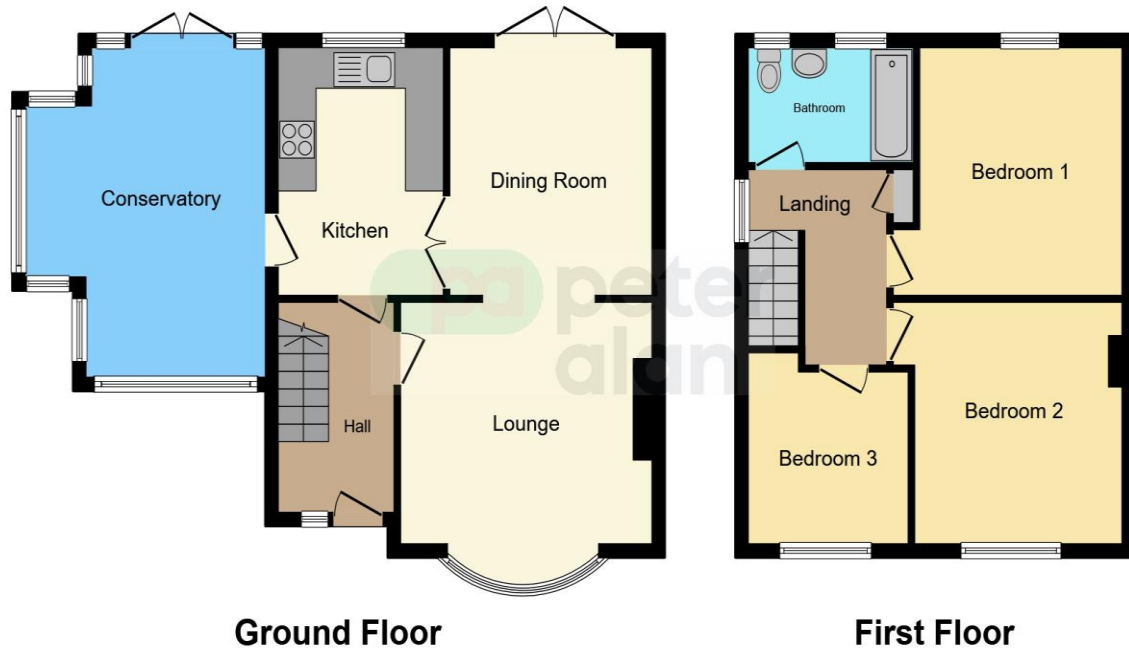
### Bathroom

5' 6" x 8' 5" ( 1.68m x 2.57m )

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## Floorplan



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