



## 100 Lon Brynawel, Llansamlet, Swansea, SA7 9SJ

**£150,000**

A lovely one/two bedroom semi detached bungalow, situated in the popular area of Llansamlet. The area provides easy access to the local shops, doctors and amenities.

The accommodation comprises of an entrance hall, kitchen, lounge, two bedrooms, bathroom and a conservatory. Benefiting from a driveway and well maintained front and rear gardens. A great purchase for those looking to downsize and viewing is recommended. EPC Rating - TBC.



## The Accommodation Comprises

### Hall

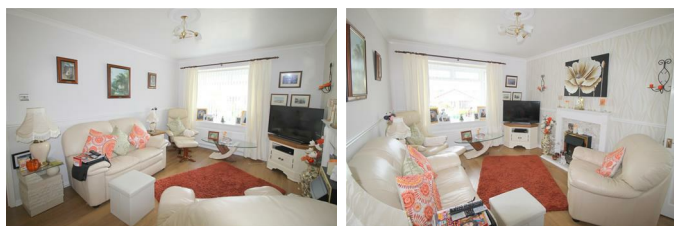
Entered via double glazed door to side.

### Kitchen 8'3" x 8'1" (2.52m x 2.46m)



Fitted with a matching range of wall and base units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, built-in electric oven, built-in four ring gas hob with extractor hood over, wall mounted boiler, double glazed window to rear, radiator.

### Lounge 14'7" x 10'6" (4.45m x 3.19m)



Double glazed bay window to front, electric fire set in surround, laminate flooring, coved ceiling, radiator.

### Hall

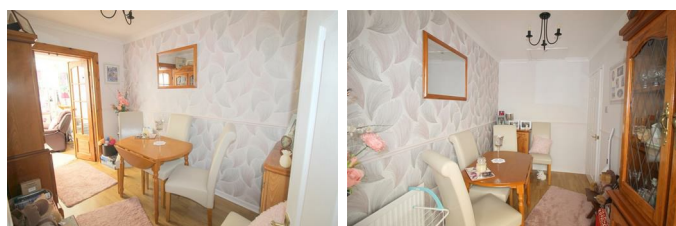
Airing cupboard.

### Bedroom 1 10'2" x 9'7" (3.09m x 2.93m)



Double glazed window to front, laminate flooring, coved ceiling, radiator.

### Bedroom 2 10'10" x 6'2" (3.29m x 1.89m)



Double doors leading to the conservatory, laminate flooring, coved ceiling, radiator.

### Conservatory



Double glazed windows to side and rear, double glazed patio doors leading to the rear garden, radiator, laminate flooring.

## Bathroom



Three piece suite comprising a bath with shower over, wash hand basin and WC. Part tiled walls, frosted double glazed window to rear.

## External



To the front of the property is a driveway and well maintained garden with mature shrubs and flowers with gated side access to the rear garden.

There is a lovely rear garden which is low maintenance with a patio area.

## External

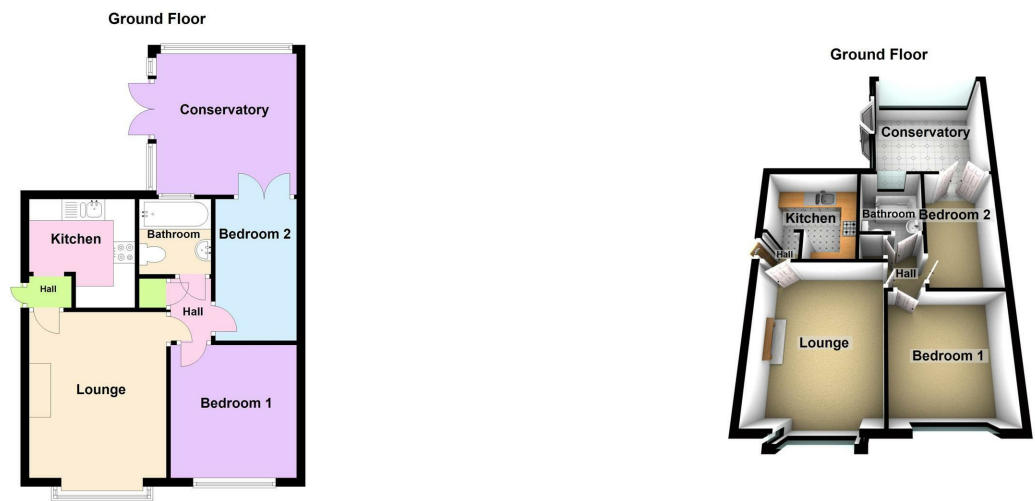


## Tenure

The Vendor has advised us that the property is Freehold.

Council Tax Band - TBC

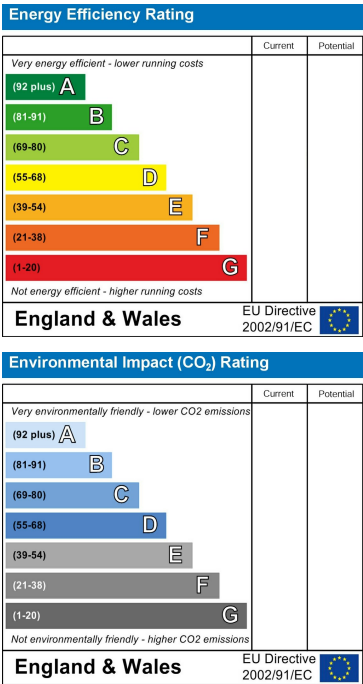
Floor Plan



Area Map



Energy Efficiency Graph



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