



47 Maes Yr Haf, Llansamlet, Swansea, SA7 9ST

£180,000

This detached three-bedroom bungalow offers an excellent opportunity for buyers seeking a conveniently located home. With no onward chain, it's ready for you to make it your own. The accommodation comprises an entrance hall leading to a spacious lounge, dining room, and a well appointed kitchen/breakfast room. There are three bedrooms, with a walk-in wardrobe providing access to the third bedroom, along with a family bathroom. Externally, the property benefits from a driveway leading to a garage, offering convenient off-road parking. A side pathway provides access to the rear garden. Situated in a popular and well-connected area, the bungalow is within walking distance of a local shop, with a GP surgery and dentist also nearby. It benefits from being on a regular bus route, providing easy access to the city centre and the M4 motorway—ideal for commuters.

The Accommodation Comprises

Ground Floor

Entrance Hall

Entered via door to side, two cupboards, fitted carpet, radiator.

Lounge 16'11" x 10'9" (5.16m x 3.27m)



Double glazed window to front, fireplace, coving to ceiling, fitted carpet, radiator.

Dining Room 9'11" x 10'9" (3.03m x 3.28m)



Double glazed window to front, coving to ceiling, fitted carpet, radiator.

Kitchen/Breakfast Room 16'0" x 9'11" (4.88m x 3.03m)



The kitchen is fitted with a matching range of wall and base units with coordinating work surfaces, incorporating a 1+1/2 bowl stainless steel sink. It offers space and plumbing for both a dishwasher and washing machine, along with a built in oven and hob. A double glazed rear window, while coving to the ceiling, vinyl flooring and a radiator.

Bedroom 1 10'4" x 12'0" (3.15m x 3.65m)



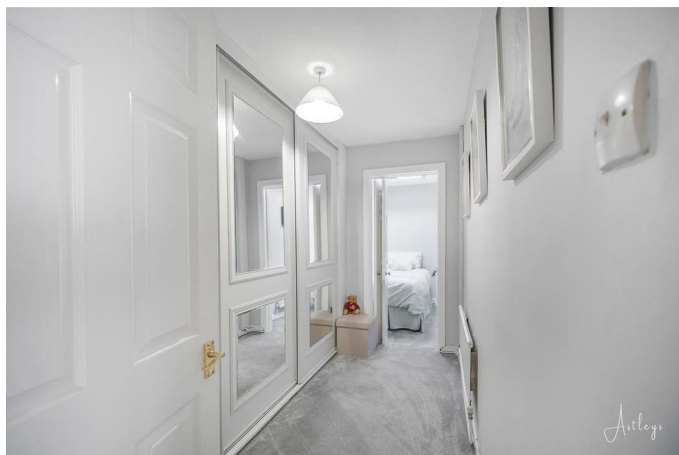
Double glazed window to rear, fitted carpet, radiator.

Bedroom 2 13'6" x 6'7" (4.12m x 2.00m)



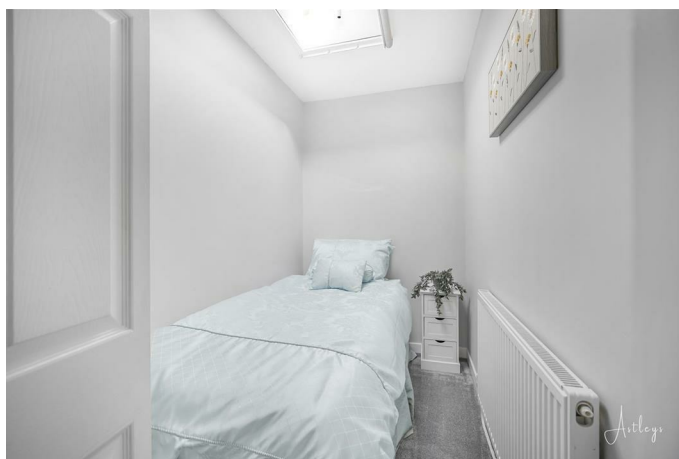
Double glazed window to rear, coving to ceiling, fitted carpet, radiator.

Walk-in Wardrobe



Fitted wardrobes, fitted carpet, radiator, access to bedroom three.

Bedroom 3 4'10" x 8'0" (1.47m x 2.44m)



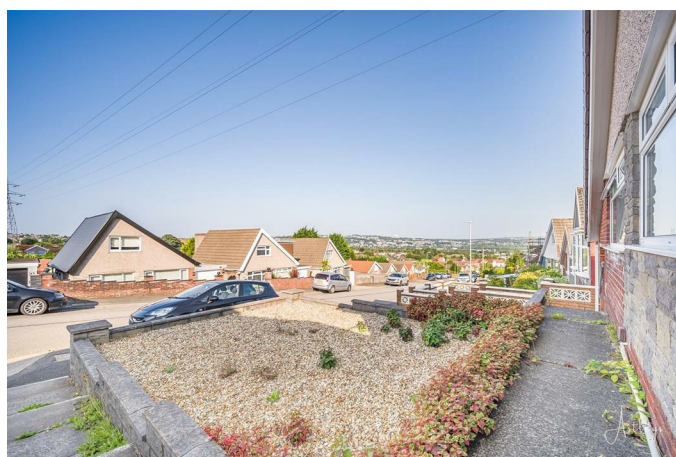
Skylight, fitted carpet, radiator.

Bathroom



The bathroom is fitted with a three piece suite comprising a panelled bath, wash hand basin, and WC. A frosted double glazed side window, complemented by tiled walls, vinyl flooring and a radiator.

External



To the front of the property is a block-paved driveway leading to the garage, providing convenient off-road parking. A low-maintenance gravelled garden enhances the frontage, and gated access leads to the side door.

The rear garden is paved and tiered, offering a practical outdoor space that's easy to maintain and ideal for seating or entertaining.

Rear Garden



Aerial Images



Agents note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Mains Gas.
Water Meter/Mains Water.

Mobile coverage - EE, Vodafone, Three, O2

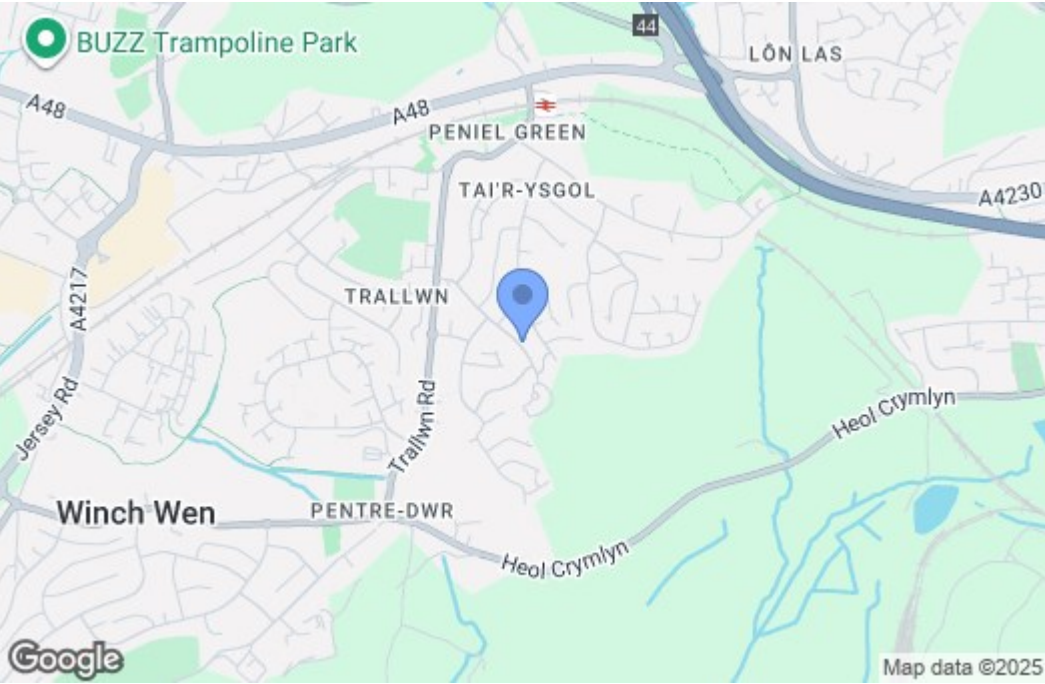
Broadband - Basic 5 Mbps, Superfast 80 Mbps, Ultrafast
10000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

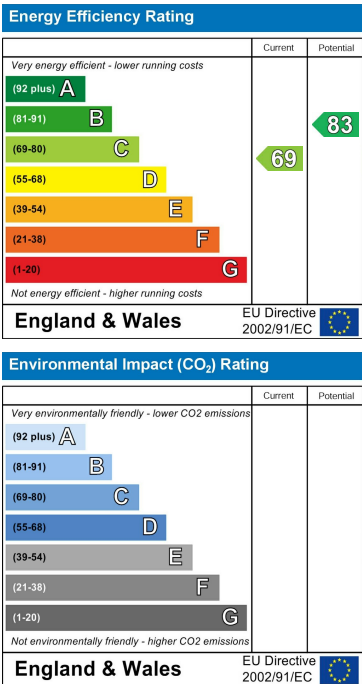
Floor Plan



Area Map



Energy Efficiency Graph



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