



## 25 Twyni Teg, Killay, Swansea, SA2 7NS

**£290,000**

In the highly desirable area of Killay, Swansea, this charming detached bungalow offers a splendid opportunity for those seeking the ease of single-level living. Spanning an impressive 872 square feet, the property is well-presented and thoughtfully designed, making it perfect for downsizers or families alike. Upon entering, you are greeted by the entrance hall that leads into a lounge, an ideal space for relaxation and entertaining guests. Adjacent to the lounge, the dining room provides a lovely setting for family meals. The bungalow features three comfortable bedrooms and a shower room, while the kitchen is well-equipped. Outside, the property is enhanced by both front and rear gardens, offering delightful outdoor spaces for gardening or simply enjoying the fresh air. A side driveway leads to a garage, providing parking. Conveniently located, this bungalow is within easy reach of local shops and amenities, making daily errands effortless. Furthermore, excellent transport links to Swansea city centre ensure that the vibrant heart of the city is just a short journey away.

## The Accommodation Comprises

### Hall



Entered via door to side with side window panel, storage cupboard, radiator.

### Lounge 15'11" x 11'10" (4.85m x 3.60m)



Double glazed window to front, electric fire in surround, radiator, door to the dining room.



### Dining Room 8'7" x 9'11" (2.62m x 3.01m)



Double glazed window to front, radiator.

### Kitchen 11'9" x 9'11" (3.58m x 3.01m)



The kitchen is well-appointed with a range of wall and base units, complemented by ample worktop space and a 1½ bowl sink unit. It offers practical features including plumbing for a washing machine, space for a tumble dryer, a built-in double oven and a four-ring electric hob with an extractor hood above. The space is finished with tiled flooring and benefits from a double glazed window and a door to the side, providing natural light and convenient external access.



**Bedroom 1 11'11" x 9'11" (3.63m x 3.01m)**



Double glazed window to rear, radiator.

**Bedroom 2 8'8" x 11'11" (2.64m x 3.63m)**



Double glazed window to rear, radiator.

**Bedroom 3 8'0" x 8'4" (2.45m x 2.54m)**



Double glazed window to side, radiator.

**Shower Room**



Three piece suite comprising tiled shower cubicle, vanity wash hand basin and WC. Tiled walls, heated towel rail, tiled flooring, ceiling spotlights, frosted double glazed window to side.

## External



To the front of the property is a neatly lawned garden, complemented by a side driveway that leads to a detached garage and provides off road parking. Side access takes you to the rear garden, which is fully enclosed and features a paved patio area, perfect for outdoor dining or relaxation alongside a lawned garden and mature shrub borders.

## Rear Garden



## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - E

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

Mobile coverage - EE Vodafone Three O2

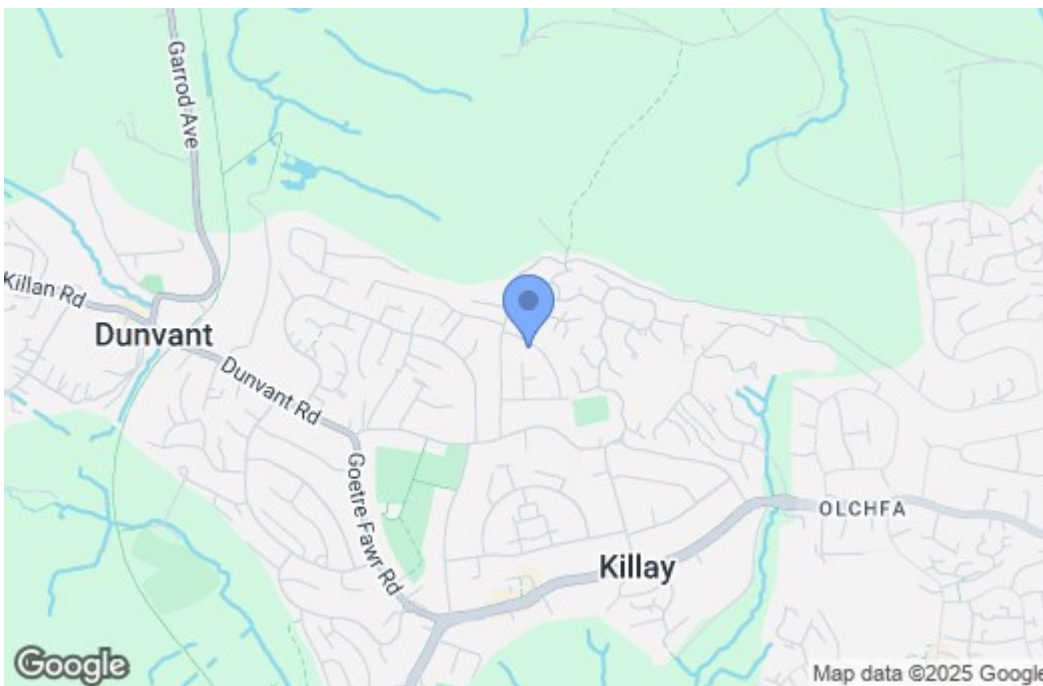
Broadband - Basic 7 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability -BT Sky Virgin

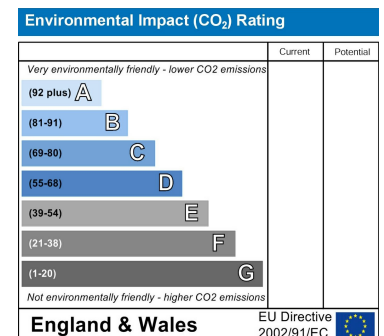
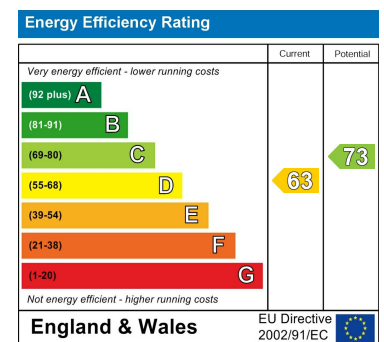
## Floor Plan



## Area Map



## Energy Efficiency Graph



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