



7 Bryn Rhosyn, Llangyfelach, Swansea, SA6 6DB

Offers Over £170,000

Situated within a cul-de-sac in the popular and well established area of Llangyfelach, this delightful semi detached home offers an excellent opportunity for first time buyers, couples or those looking to downsize. The property provides well proportioned accommodation arranged over two floors and benefits from a pleasant setting while remaining conveniently positioned for everyday amenities and transport links. Upon entering, the ground floor comprises an entrance porch leading into the lounge, with the kitchen located to the rear. The kitchen opens directly into a useful conservatory, which overlooks the garden and provides a lovely additional space to enjoy the outlook. To the first floor are two well proportioned bedrooms and a shower room, making the property a practical and manageable home. Externally, the property benefits from a garden, providing an ideal outdoor space for relaxing or entertaining. Llangyfelach is a popular residential area, offering a good balance of peaceful surroundings and convenient access to local amenities. The property is well placed for access to Morriston Hospital and the DVLA, while the M4 motorway and Junction 46 are also easily accessible, making this an excellent location for commuters. There are a range of shops and everyday amenities available in the surrounding area, with Morriston and Swansea city centre also within easy reach. An ideal opportunity for a first-time buyer looking to take their first step onto the property ladder, or for those seeking a well-positioned home in a convenient Swansea location.

The Accommodation Comprises

Ground Floor

Porch 4'0" x 5'3" (1.22m x 1.60m)

Entrance door double glazed window to front, laminate flooring, door leading into the lounge.

Lounge 6'7" x 12'2" (2.00m x 3.72m)



Double glazed window to front, laminate flooring, staircase to first floor with understairs storage cupboard.



Kitchen 6'10" x 12'2" (2.09m x 3.72m)



The kitchen is fitted with a range of wall and base units with worktop space over, incorporating a stainless steel sink unit, built-in dishwasher, space for a fridge/freezer and built-in electric oven with four-ring hob and extractor hood over. The room also benefits from a radiator and opens directly into the conservatory, creating a practical and sociable space.



Conservatory 12'10" x 10'9" (3.90m x 3.27m)



The conservatory benefits from double glazed windows to the side and rear, allowing plenty of natural light into the space, with double doors opening directly onto the rear garden. Plumbing and space for a washing machine and tumble dryer, together with additional worktop space.

First Floor

Landing 6'1" x 6'7" (1.86m x 2.00m)

Access to loft.

Bedroom 1 6'7" x 12'2" (2.00m x 3.72m)



Double glazed window to front, radiator.

Bedroom 2 7'3" x 12'2" (2.21m x 3.72m)



Double glazed window to rear, cupboard housing the boiler, radiator.

Shower Room 4'9" x 8'3" (1.46m x 2.51m)



Three piece suite comprising a shower, wash hand basin and WC. Half tiled walls, radiator, tiled flooring, frosted double glazed window to side.

External



To the front of the property is a side driveway

providing off-road parking, with side access leading to the rear garden.

The rear garden is enclosed and offers a paved patio area together with a lawned garden, providing a pleasant outdoor space for seating and entertaining.



Agents Note

Tenure - Freehold

Council Tax Band - B

Parking - Driveway

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Water meter

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 4 Mbps Superfast 65 Mbps Ultrafast

1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

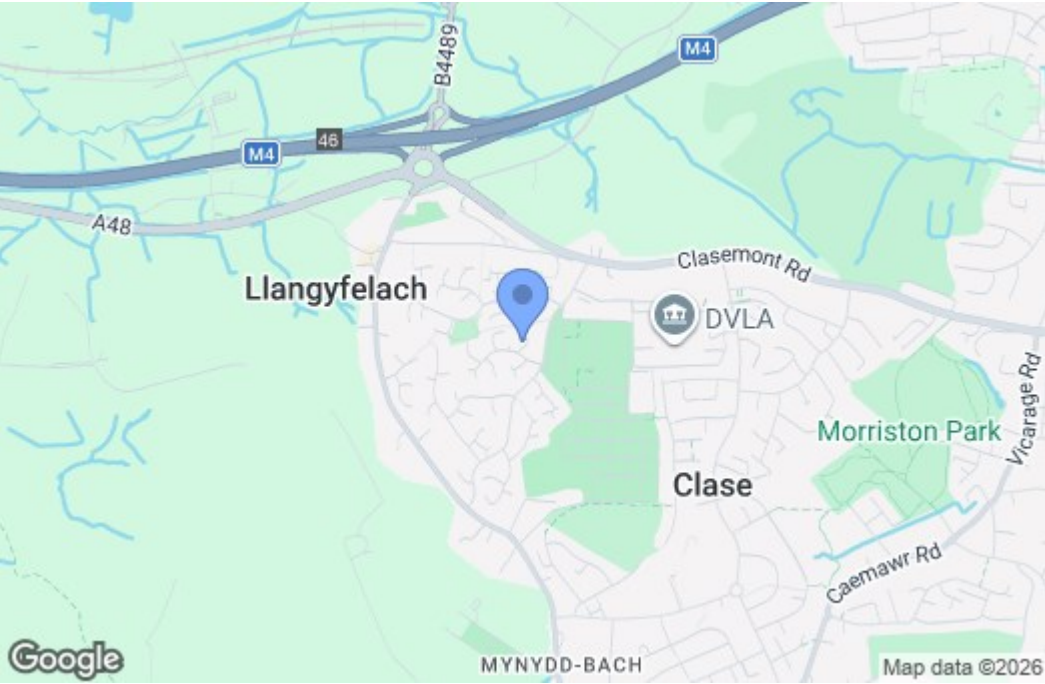
Aerial Images



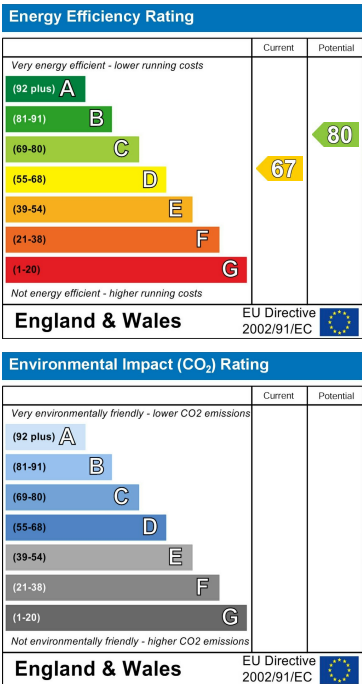
Floor Plan



Area Map



Energy Efficiency Graph



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