



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

£180,000

Situated within the well-connected and highly convenient area of Llansamlet, this well-maintained dormer bungalow offers versatile accommodation and enjoying a south facing rear garden and excellent access to a wide range of amenities and transport links. The location provides an ideal balance of accessibility and community living, with local shops, healthcare services and regular bus routes all close by. Swansea Enterprise Park, Swansea City Centre and the M4 motorway are easily reached, making the property particularly appealing for commuters, families and those seeking convenient day-to-day living. The accommodation is arranged over two floors and offers a practical and adaptable layout. The ground floor comprises an entrance hallway, comfortable living room and a spacious kitchen/dining room. Also located on this level are a rear porch, a ground floor bedroom, bathroom and separate WC, providing flexibility for a variety of living arrangements. To the first floor are two further bedrooms, both benefiting from useful eaves storage. Externally, the property enjoys a neat and welcoming frontage, with a driveway providing off road parking alongside a lawn bordered by mature planting. To the rear, the enclosed garden features a combination of lawn and gravelled seating areas complemented by established flowers and shrubs. A versatile home in a convenient location, offering comfortable accommodation, attractive gardens and excellent connectivity across Swansea and beyond.

The Accommodation Comprises

Ground Floor

Hallway 8'10" x 10'6" (2.70m x 3.21m)



Entered via a front door, the hallway provides access to the ground floor accommodation and features a staircase rising to the first floor. A frosted double glazed window to the side, fitted carpet and a radiator.

Living Room 10'5" x 15'11" (3.18m x 4.86m)



A double glazed window to the front, An electric fireplace creates a focal point, while the fitted carpet and radiator.

Kitchen/Dining Room 12'4" x 10'5" (3.76m x 3.17m)



Fitted with a matching range of base and wall level units, the room offers practical storage and workspace, complemented by a 1+1/2 bowl stainless steel sink. There is space provided for a fridge, freezer and cooker, making it well suited to everyday use. A single glazed window to the rear, while a useful storage cupboard, fitted carpet and radiator.

Rear Porch 12'4" x 3'3" (3.76m x 0.98m)



Double glazed windows to side and rear, door leading to rear garden, tiled flooring.

Bedroom 3 10'9" x 10'1" (3.28m x 3.08m)



Double glazed window to front, fitted carpet, radiator.

Bathroom 5'8" x 7'4" (1.73m x 2.24m)



Fitted two suite with bath with shower attachment and wash hand basin. Fitted carpet, radiator, frosted double glazed window to rear.

WC 2'11" x 5'5" (0.88m x 1.65m)



WC, fitted carpet, frosted double glazed window to rear.

First Floor

Landing 15'5" x 6'7" (4.69m x 2.00m)

Storage cupboard, fitted carpet.

Bedroom 1 12'1" x 12'8" (3.69m x 3.87m)



Double glazed window to the rear, useful eaves storage, fitted carpet and radiator.

Bedroom 2 12'0" x 10'0" (3.66m x 3.05m)



Double glazed window to front, eaves storage, fitted carpet, radiator.

External



To the front of the property, a driveway provides off-road parking alongside a neatly kept lawn bordered by mature shrubs, with convenient side access leading to the rear garden.

The rear garden is South Facing and has been beautifully maintained and thoughtfully arranged, featuring a lawn, gravelled areas and a variety of established flowers and shrubs, creating an attractive and enjoyable outdoor space.

Rear Garden



Garage 7'3" x 12'7" (2.21m x 3.83m)

Up and over door.

Aerial Images



Agents Note

Tenure _ Freehold

Council Tax Band - D

Parking - Driveway and Garage

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

Mobile coverage - EE Vodafone Three O2

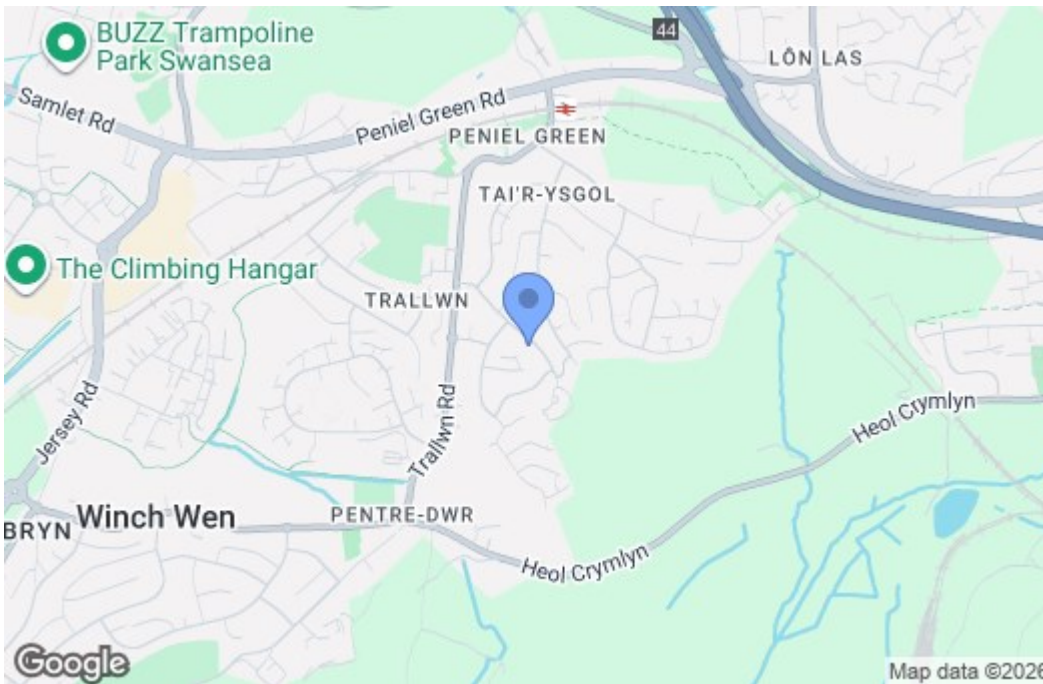
Broadband - Standard - 5 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

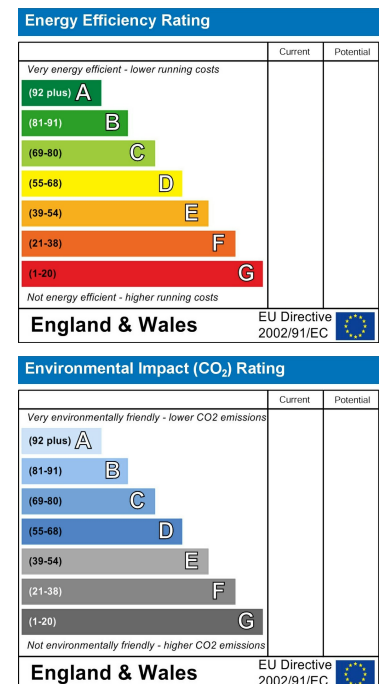
Floor Plan



Area Map



Energy Efficiency Graph



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