



20 Heol Pen Tir Garw, Penlan, Swansea, SA5 7JN

Offers Over £200,000

This delightful detached bungalow on Heol Pen Tir Garw presents an exceptional opportunity for those seeking a low-maintenance and immaculate home. Originally a three bedroom property, the current owners have thoughtfully transformed it into a spacious two bedroom residence, offering ample room for comfortable living. Upon entering, you are welcomed by an entrance porch that leads into a generous living room, perfect for relaxation and entertaining. The kitchen/breakfast room is designed with an open plan utility area. The two well-proportioned bedrooms ensure a restful retreat, while the modern shower room adds to the convenience of this lovely home. One of the standout features of this property is its beautifully maintained garden. With a stony path and a small grass area that requires minimal upkeep, it is ideal for those who prefer a low-maintenance outdoor space. For gardening enthusiasts, the two flower beds offer a wonderful opportunity to cultivate a vibrant and welcoming garden. Location is paramount, and this bungalow excels in that regard. It is conveniently situated near local schools and shops, making daily errands a breeze. Viewing is highly recommended.

The Accommodation Comprises

Ground Floor

Entrance Hall

Entered via door to front, wall mounted boiler, coving to ceiling, radiator, door leading into the living room.

Living Room 17'10" x 11'7" (5.44m x 3.52m)



The lounge offers a bright and welcoming space, featuring a double glazed window to the front that allows plenty of natural light. An electric fireplace serves as a cosy focal point, complemented by two radiators. The room is finished with stylish laminated flooring and decorative coving to the ceiling, adding a touch of character and charm.

Hall



Access to loft, coving to ceiling, radiator.

Kitchen/Dining Room 17'1" x 8'5" (5.20m x 2.56m)



The modern kitchen/dining room is well appointed with a matching range of wall and base units, complemented by ample worktop space and a stylish 1½ bowl graphite grey composite quartz sink. It features a built in eye level electric oven, combination microwave oven, separate warming drawer and steam oven—all by Miele, alongside an AEG four-ring induction hob with an automatic extractor hood. An integrated dishwasher adds further convenience. The open-plan layout flows seamlessly into a practical utility area, creating an excellent space for cooking and entertaining. A double glazed window to the side provides natural light, while a frosted double glazed door leads out to the driveway, additional features include coving to the ceiling and a radiator.

Another Aspect Of The Kitchen/Dining Room



Utility Area 4'2" x 8'9" (1.26m x 2.67m)



Space for washing machine with worktop space over and space for fridge/freezer, coving to ceiling.

Bedroom 1 11'11" x 11'6" (3.64m x 3.50m)



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

Bedroom 2 11'11" x 8'9" (3.64m x 2.66m)



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

Shower Room



Fitted with three piece suite comprising a shower, wash hand basin and WC. Frosted double glazed window to side, heated towel rail.

External



Externally, the property features a neatly lawned front

garden with well-maintained borders, alongside a side driveway that provides access to the rear.

The enclosed rear garden offers a lovely outdoor space, comprising a lawned area, raised flower beds, a gravelled section, and a garden shed, ideal for storage or gardening enthusiasts.

Rear Garden



Aerial Images



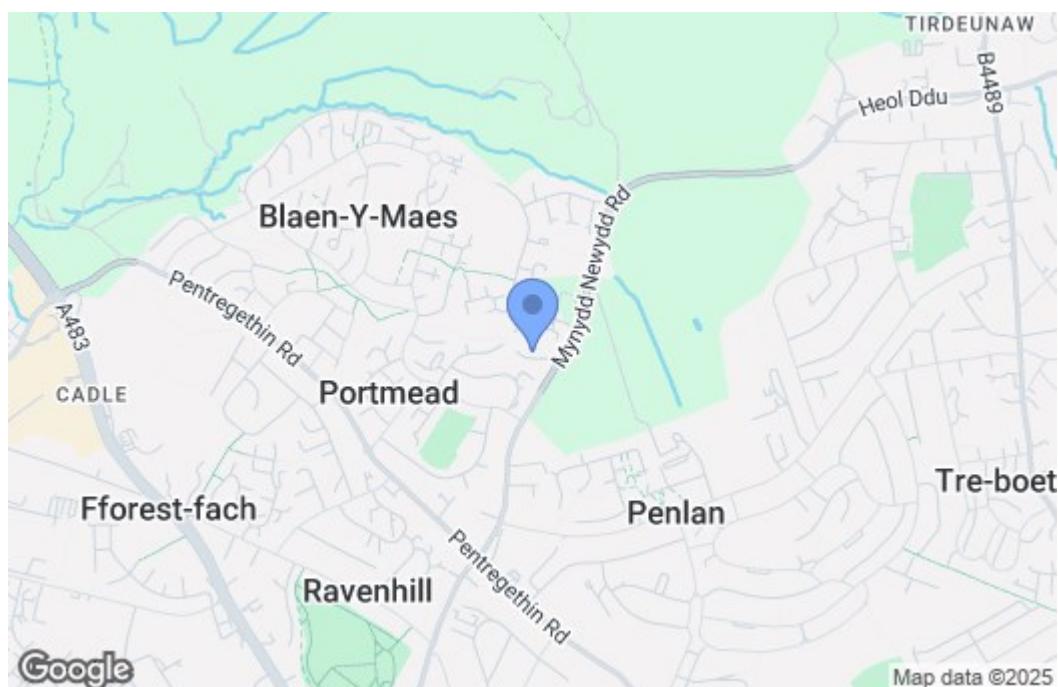
Agents Note

Tenure - Freehold
Council Tax Band - C
Services - Mains electric. Mains sewerage. Mains Gas.
Water Meter.
Mobile coverage - EE, Vodafone, Three, O2
Broadband - Basic 17 Mbps, Superfast 59 Mbps,
Ultrafast 1000 Mbps
Satellite / Fibre TV Availability - BT, Sky, Virgin

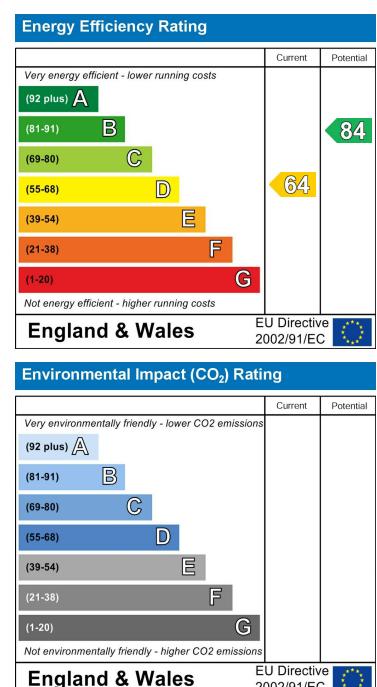
Floor Plan



Area Map



Energy Efficiency Graph



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