



2 Riverside, Llanmorlais, Swansea, SA4 3SU

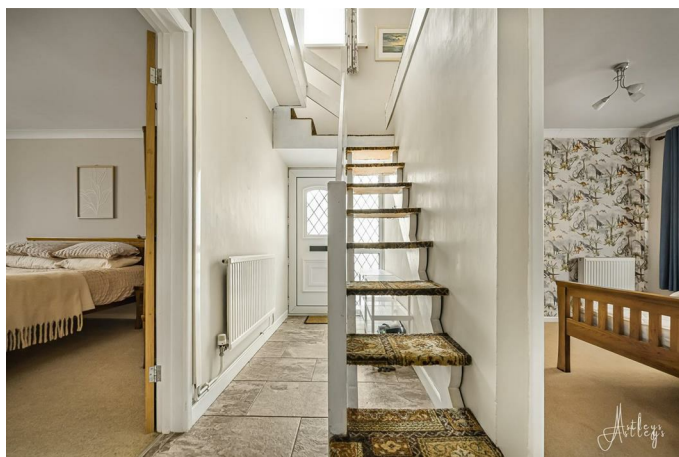
Offers Over £230,000

We are delighted to present this charming two-bedroom semi-detached bungalow, nestled in the tranquil setting of Llanmorlais, Swansea. This property is a true gem, perfectly positioned with the breathtaking Gower Peninsula just a stone's throw away. Upon entering the bungalow, you are welcomed by the hallway that leads to a comfortable lounge, kitchen, the two bedrooms and a bathroom. Additionally, the property boasts an attic room, currently utilised as a bedroom, which adds versatility to the living space. Externally, the bungalow features a gated front garden and a driveway that leads to a garage, providing ample parking and storage options. The rear garden is predominantly laid to lawn, and includes a patio area, ideal for al fresco dining or enjoying the sunshine. This delightful bungalow offers a wonderful opportunity for those seeking a peaceful lifestyle in a picturesque location, with the added benefit of being close to the stunning landscapes of the Gower Peninsula.

The Accommodation Comprises

Ground Floor

Hall



Entered via door to side, staircase leading to attic room, radiator.

Lounge 18'8" x 11'3" (5.69m x 3.43m)



Double glazed window to front, gas fire on hearth, coving to ceiling, fitted carpet, radiator.

Kitchen 10'4" x 11'3" (3.15m x 3.43m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge, cooker, dishwasher and washing machine, tiled flooring, heated towel rail. Double glazed window to rear and double glazed door to rear

Bedroom 1 14'0" x 9'9" (4.27m x 2.96m)



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

Bedroom 2 10'4" x 5'10" (3.15m x 1.79m)



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

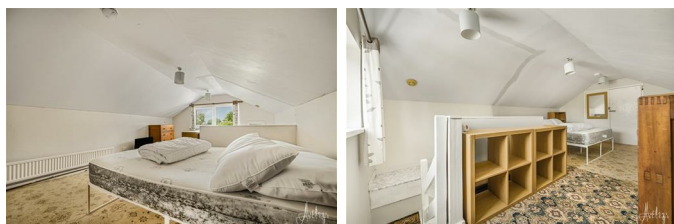
Bathroom



Fitted three piece suite comprising a bath with shower over, wash hand basin and WC. Half tiled walls, vinyl flooring, heated towel rail, double glazed window to rear.

First Floor

Attic Room 12'0" x 21'4" (3.66m x 6.49m)



Double glazed window to side, storage cupboard containing boiler, fitted carpet, radiator.

Rear Garden

External



To the front of the property, gated access opens onto a driveway leading to a detached garage, offering convenient off-road parking. The front garden is laid to lawn and bordered with mature shrubs, enhancing the property's curb appeal.

Side gated access leads to the enclosed rear garden, which is predominantly laid to lawn and features a patio area, perfect for outdoor dining or relaxing in the

Front Garden



Rear Garden

Aerial Images



Agents note

Tenure - Freehold

Council Tax Band - D

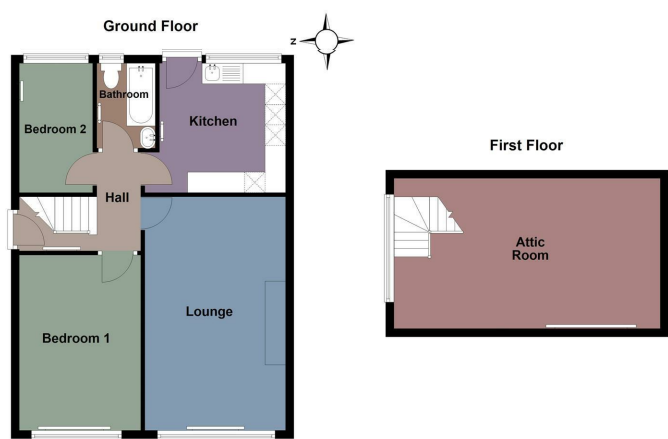
Services - Mains electric, Mains sewerage, Mains gas,
Mains Water/Water meter.

Mobile coverage - Vodafone, O2

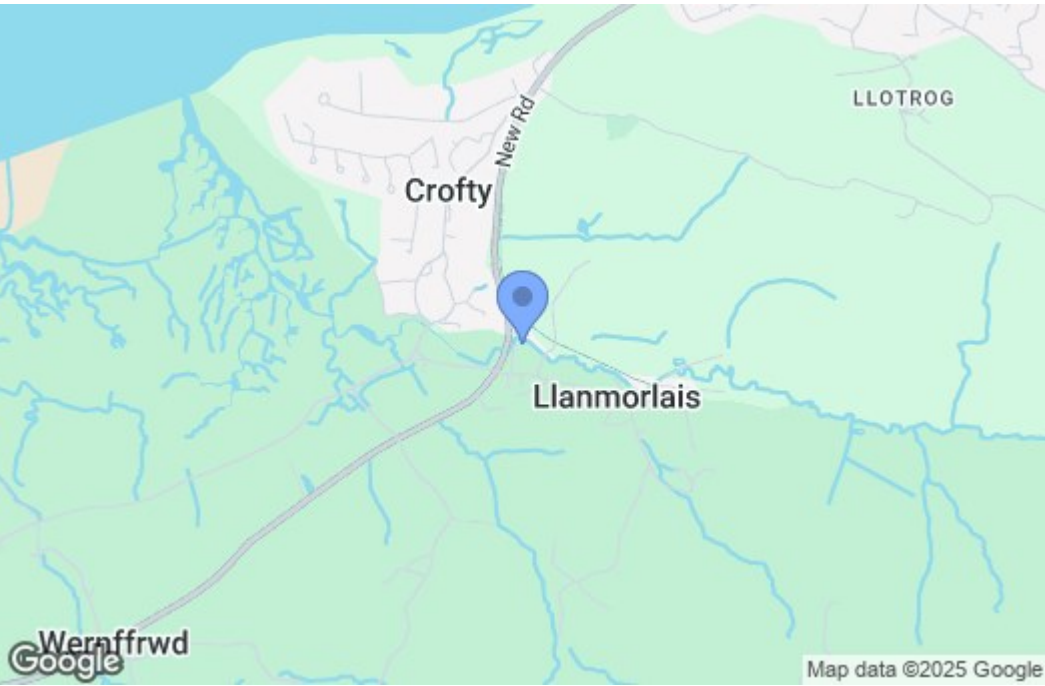
Broadband - Basic 8 Mbps, Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT, Sky

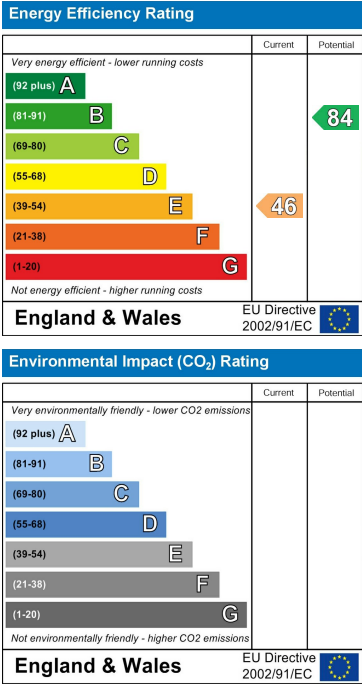
Floor Plan



Area Map



Energy Efficiency Graph



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