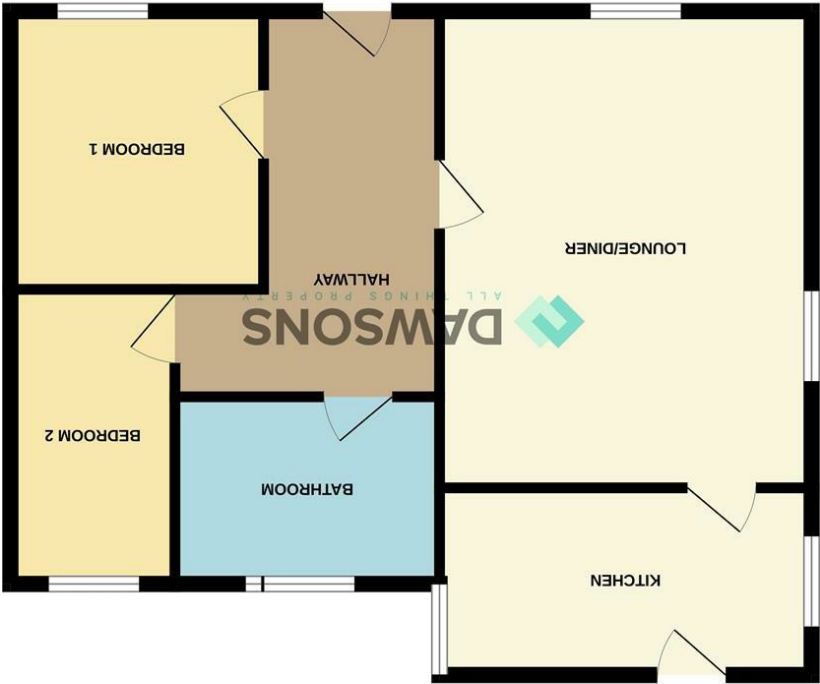


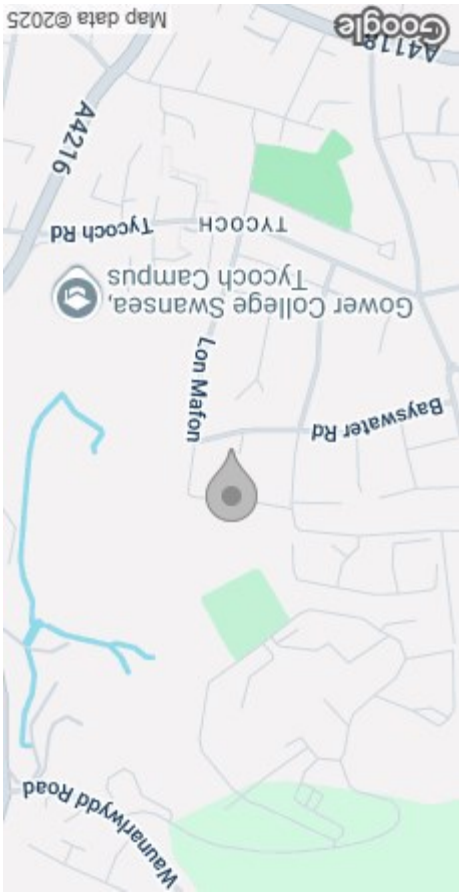
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of rooms, common areas and any other space are approximate and responsibility is taken by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Mapbox (2023)



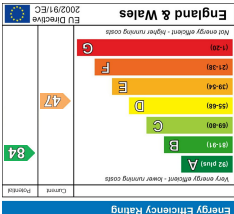
GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.

FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

A FANTASTIC opportunity to acquire this 2 Bedroom Detached Bungalow. Recently refurbished throughout. This property comprises; Hallway, Lounge/ Dining Room, Kitchen, Two bedrooms and a Bathroom. Externally there is Off Road Parking to the front with a Patio Garden to the rear. This home offers easy access to local amenities such as Tycoch Square, Killay, Sketty Cross, Singleton Hospital and Park. Olchfa Comprehensive school catchment area. Viewing is highly advised to appreciate this beautiful property.

EPC - E
TENURE: FREEHOLD
COUNCIL TAX BANDING: TBC

FULL DESCRIPTION

ENTRANCE

Entre via uPVC double glazed glass panelled door into:

HALLWAY

Loft access, spot lighting, radiator, laminate flooring.

LOUNGE/ DINING ROOM

24'6" x 11'7" (7.48 x 3.55)
UPVC double glazed bay window to front, uPVC double glazed window to side, coved ceiling, two radiators.

BEDROOM ONE

12'2" x 11'8" (3.71 x 3.58)
UPVC double glazed bay window to front, coved ceiling, radiator.



BEDROOM TWO

12'6" x 9'3" (3.82 x 2.82)
UPVC double glazed window to rear, coved ceiling, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level w/c, pedestal wash hand basin, part tiled walls, spot lighting, wall mounted radiator, tiled flooring, uPVC double glazed window to rear.

KITCHEN

14'4" x 7'2" (4.37 x 2.20)
Fitted with a range of wall and base units with work surface over, set in stainless steal sink and drainer with mixer taps, built in double oven with four ring gas hob, chimney style extractor fan over, integrated boiler, plumbed for washing machine, splash back tiles, radiator, tiled flooring, two radiators, two uPVC double glazed window's to sides, uPVC double glazed glass panelled door to rear.

EXTERNAL

FRONT - Decretive stones for off road parking with patio slabs to side.

SIDE- Decretive stones.

REAR- Two patio areas and decretive stones.