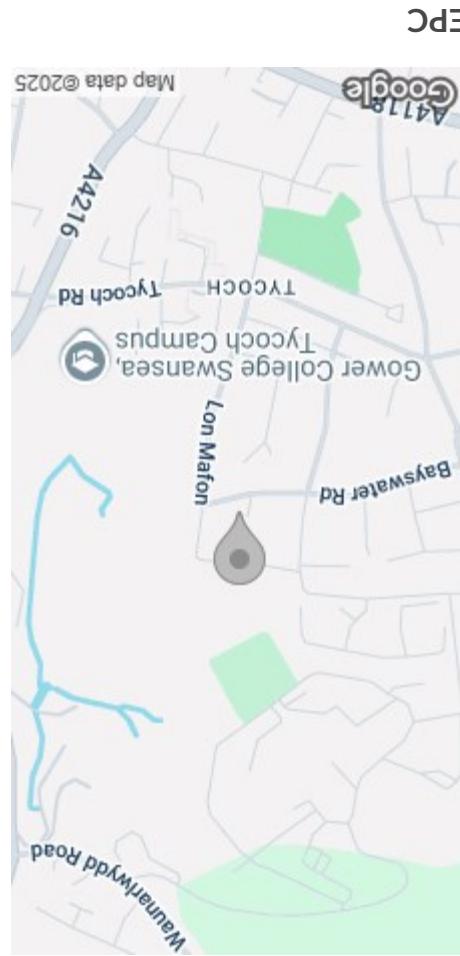
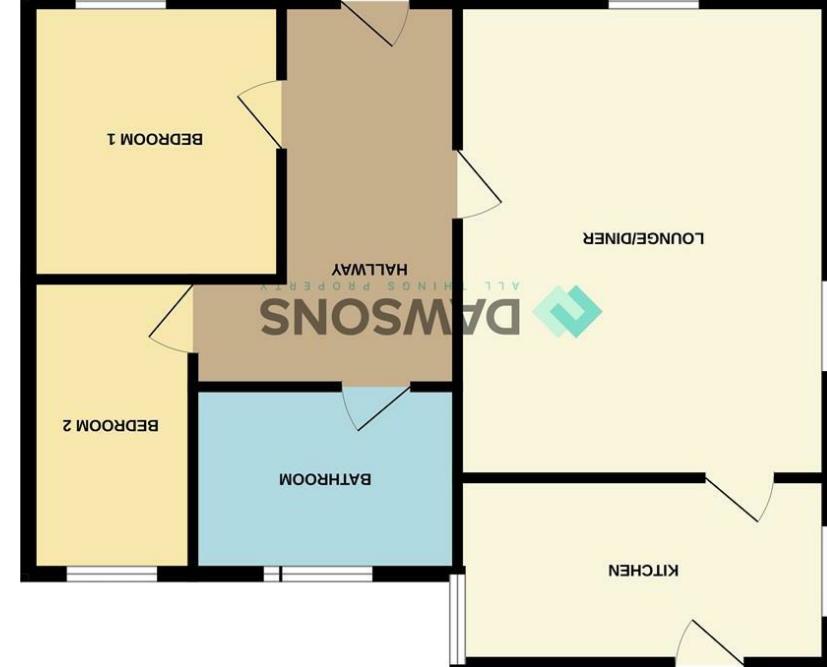


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



655 sq.ft. (60.9 sq.m.) approx.  
GROUND FLOOR  
TOTAL FLOOR AREA: 655 sq.ft. (60.9 sq.m.) approx.

FLOOR PLAN



**5 Lon Derw**  
Sketty, Swansea, SA2 9ET  
Asking Price £230,000



## 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

Enter via uPVC double glazed glass panelled door into:

### HALLWAY

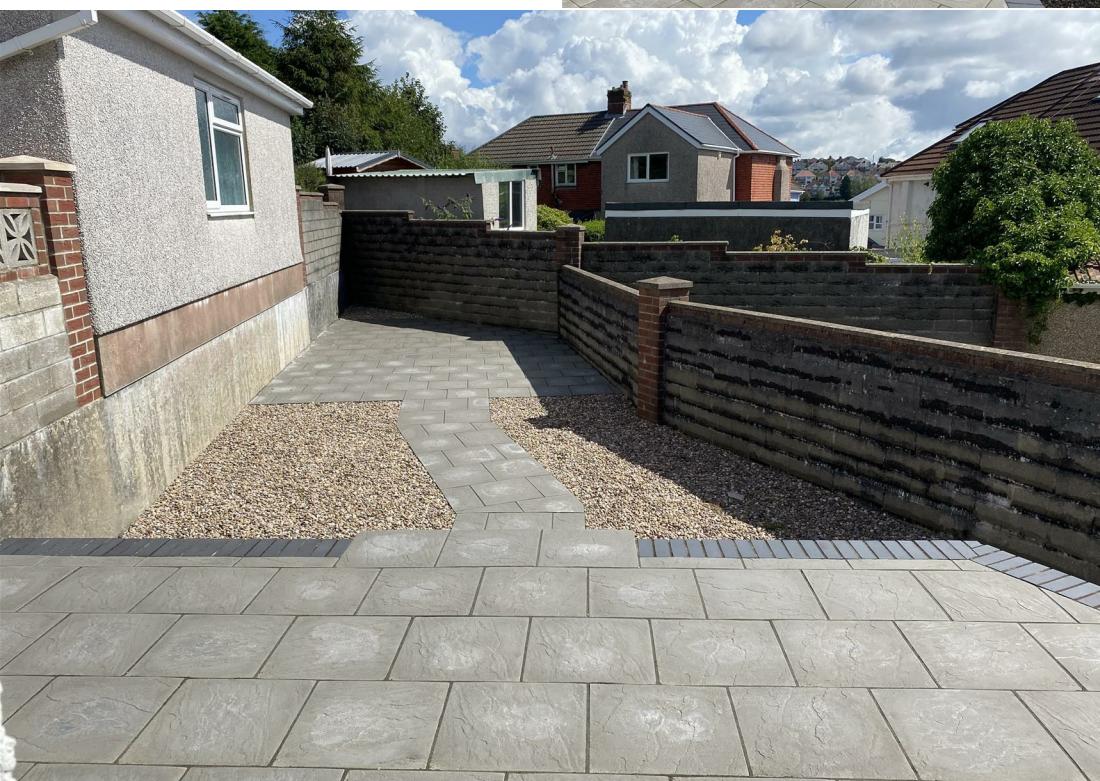
Loft access, spot lighting, radiator, laminate flooring.

### 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 steel 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 - Decrative stones for off road parking with patio slabs to side.

SIDE- Decrative stones.

REAR- Two patio areas and decrative stones.