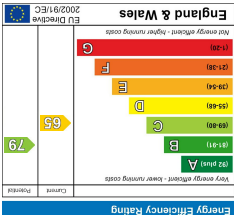
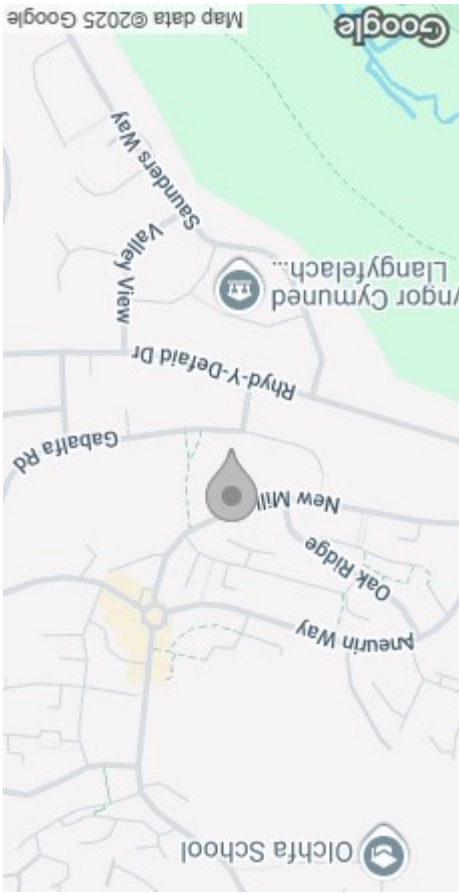


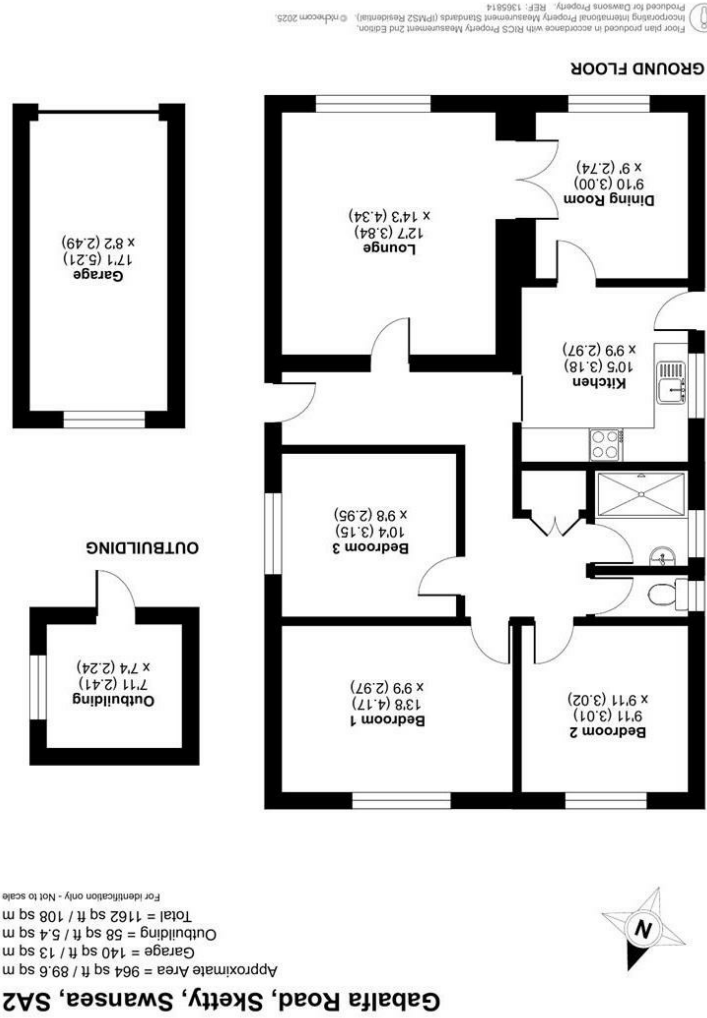
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



104 Gabalfa Road
Sketty, Swansea, SA2 8ND
Asking Price £335,000

3 1 2 D

GENERAL INFORMATION

Dawsons are delighted to offer this spacious three-bedroom detached bungalow, tucked away in a quiet cul-de-sac and set back from the road with a generous driveway and garage providing ample off-road parking. The home presents fantastic potential for buyers looking to personalise and create their ideal living space.

The well-proportioned accommodation briefly comprises: an inviting entrance hallway, a bright and airy lounge opening through to a dining room, a fitted kitchen, three double bedrooms, a shower room, and a separate W/C. Additional benefits include gas central heating, double glazing, and a private rear garden mainly laid to lawn.

Perfectly positioned on Gabalfa Road, this property offers convenient access to local shops, schools, Singleton Hospital, parks, and the beautiful nearby coastline. Whether you're seeking a peaceful place to unwind or a home close to everyday amenities, this property provides the best of both worlds.

FULL DESCRIPTION

GROUND FLOOR

SIDE ENTRANCE HALL

LOUNGE
12'7" x 14'2" (3.84 x 4.34)

DINING ROOM
9'10" x 8'11" (3.00 x 2.74)

KITCHEN
10'5" x 9'8" (3.18 x 2.97)

BEDROOM 1
13'8" x 9'8" (4.17 x 2.97)

BEDROOM 2
10'4" x 9'8" (3.15 x 2.95)

BEDROOM 3
9'10" x 9'10" (3.01 x 3.02)



SHOWER ROOM

SEPARATE WC

STORAGE ROOM

EXTERNAL
Rear garden laid to lawn with patio area.

PARKING
Off road parking to front

GARAGE
17'1" x 8'2" (5.21 x 2.49)

STORAGE SHED
7'10" x 7'4" (2.41 x 2.24)

TENURE
Freehold

EPC
D

COUNCIL TAX
E

SERVICES
Mains gas, electric, water (metered) & drainage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

ADDITIONAL INFORMATION
We are awaiting probate to be granted.

