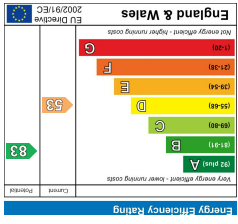
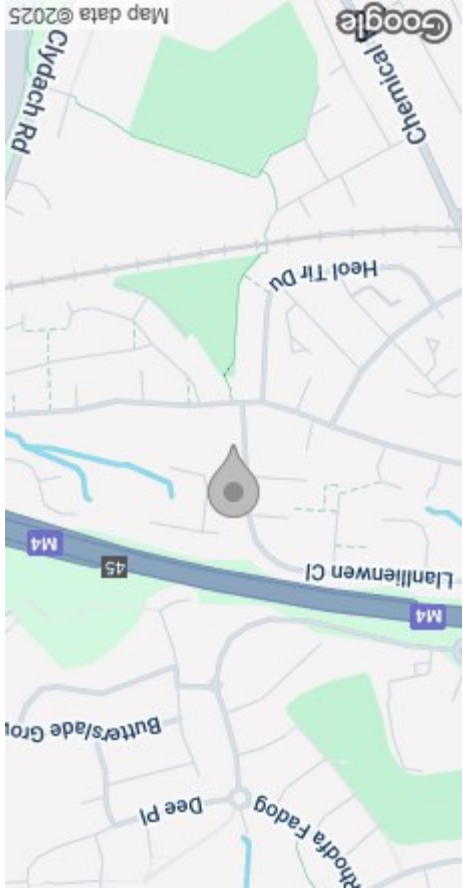


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

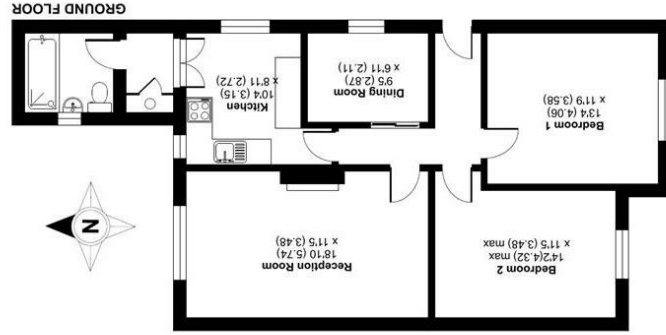
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, (Producing International Property Measurement Standards (IPMS) Residential), © RICS 2025.



EPC



AREA MAP



Llanllienwen Close, Ynysforgan, Swansea, SA6  
 Approximate Area = 850 sq ft / 79 sq m  
 For identification only - Not to scale

FLOOR PLAN



**New Haven 6 Llanllienwen Close**  
 Ynysforgan, Swansea, SA6 6LY  
**Offers Over £170,000**



## GENERAL INFORMATION

\*\* Offers over £170,000 \*\*

Located in the charming area of Ynysforfan, Swansea, this delightful semi-detached bungalow on Llanllienwen Close offers a wonderful opportunity for those seeking a comfortable and versatile home. With three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space.

The bungalow features a welcoming reception room, ideal for relaxation or entertaining guests. The layout of the accommodation is designed to be flexible, allowing you to adapt the space to suit your lifestyle needs, bedroom three is currently being utilised as a dining room. The bathroom is conveniently located, ensuring ease of access for all residents.

The property benefits from an enclosed rear garden, providing a private outdoor space for gardening, play, or simply enjoying the fresh air.

Situated close to local amenities, you will find everything you need within easy reach, from shops to schools. Additionally, the property boasts excellent transport links to the M4, making commuting to nearby cities and towns a breeze.

With no chain involved, this bungalow is ready for you to move in and make it your own.

## FULL DESCRIPTION

### Entrance

### Hallway

### Bedroom One

13'4 x 11'9 (4.06m x 3.58m)

### Bedroom Two

14'2 max x 11'5 (4.32m max x 3.48m)

### Reception Room

18'10 x 11'5 (5.74m x 3.48m)



**Kitchen**  
10'4 x 8'11 (3.15m x 2.72m)

**Bathroom**

**Dining Room/Bedroom Three**  
9'5 x 6'11 (2.87m x 2.11m)



**External**

**Parking**

**Council Tax Band**  
D

**EPC**

E

**Tenure**  
Freehold

### Services

Mains electricity, gas, water and sewerage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

