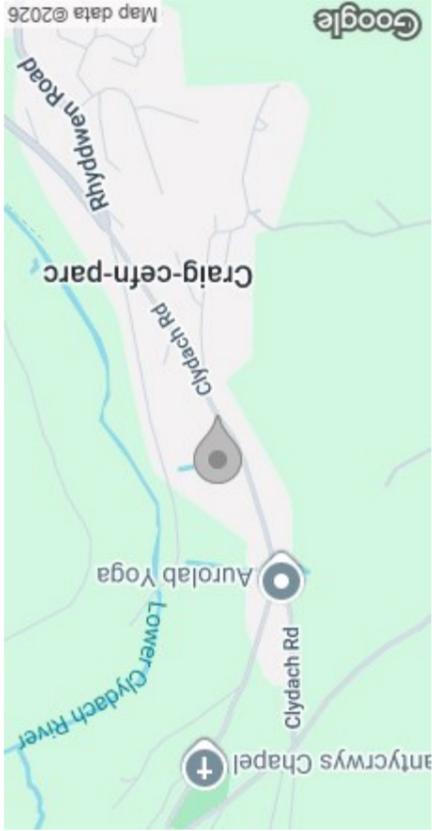


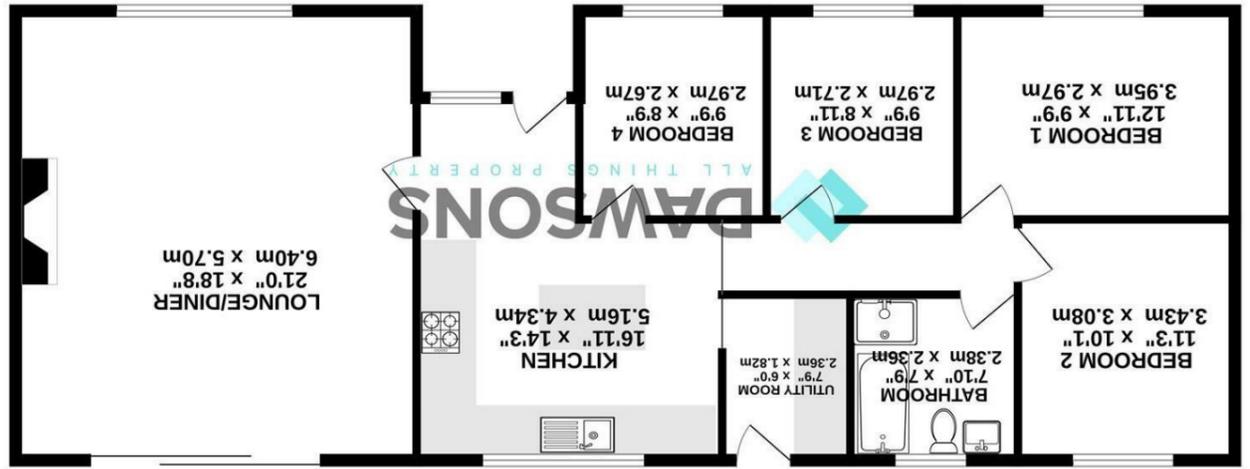
EPC



AREA MAP

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.

TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR (107.1 sq.m.) approx.

FLOOR PLAN



**Awelon Clydach Road**  
 Craig-Cefn-Parc, Swansea, SA6 5TA  
**Offers Over £350,000**



## GENERAL INFORMATION

Situated on Clydach Road in the charming area of Craig-Cefn-Parc, Swansea, this delightful detached bungalow offers a perfect blend of modern living and serene countryside views. With four bedrooms, this property is ideal for families or those seeking extra space.

As you enter, you are welcomed into a bright reception room that provides a warm and inviting atmosphere. The contemporary kitchen is a standout feature, seamlessly leading to a practical utility room, making daily chores a breeze. The modern four-piece bathroom is designed with both style and comfort in mind, ensuring a relaxing retreat.

One of the highlights of this bungalow is the stunning panoramic views of the surrounding countryside, which can be enjoyed from various vantage points within the home. The enclosed rear garden offers a private outdoor space, perfect for entertaining guests or simply enjoying a quiet moment in nature.

Additionally, the property benefits from a driveway and garage providing ample parking for residents and visitors alike. This bungalow is not just a home; it is a lifestyle choice, offering peace and tranquillity while still being within reach of local amenities.



## FULL DESCRIPTION

### Entrance

**Kitchen**  
16'11 x 14'3 (5.16m x 4.34m)

**Utility Room**  
7'9 x 6'0 (2.36m x 1.83m)

**Lounge/Diner**  
21'0 x 18'8 (6.40m x 5.69m)

**Bathroom**  
7'10 x 7'9 (2.39m x 2.36m)

**Bedroom One**  
12'11 x 9'9 (3.94m x 2.97m)



**Bedroom Two**  
11'3 x 10'1 (3.43m x 3.07m)

**Bedroom Three**  
9'9 x 8'11 (2.97m x 2.72m)

**Bedroom Four**  
9'9 x 8'9 (2.97m x 2.67m)

### External

**Parking**  
Driveway and garage.

**Council Tax Band**  
E

**EPC**  
E

**Tenure**  
Freehold

### Services

Mains electricity, water and sewerage. Gas via Calor gas tank.  
Broadband - The current supplier is 3.  
Mobile - There are no known issues with mobile coverage using the vendor's current suppliers, EE and Sky Mobile.  
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

### Additional Information

Very small Japanese Knotweed infestation near left side of boundary and behind the garage. Neighbouring property has knotweed. Treatment plan in place since 2016 and they visit annually. The company are still happy to continue their visits. We hold a copy of the warranty certificate.

