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EPC



AREA MAP



FLOOR PLAN

TOTAL FLOOR AREA : 1120 sq.ft. (104.0 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. 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. Made with Metropix ©2026



37 Bryn Eglur Road  
 Morriston, Swansea, SA6 7PQ  
 Offers Over £180,000



## GENERAL INFORMATION

Located on Bryn Eglur Road in the charming area of Morriston, Swansea, this delightful dormer detached bungalow presents an exceptional opportunity for both first-time buyers and savvy investors. Set on a generous corner plot, the property boasts breathtaking sea views that are sure to captivate and inspire.

Inside, the bungalow features two spacious reception rooms, providing ample space for relaxation and entertaining. The three well-proportioned bedrooms offer comfortable living, while the two bathrooms ensure convenience for family and guests alike. The layout is thoughtfully designed to maximise both space and light, creating a warm and inviting atmosphere throughout.

The exterior of the property is equally impressive, with a driveway and garage providing secure parking and additional storage options. The absence of a chain means that you can move in without delay, making this an ideal choice for those looking to settle into their new home swiftly.

## FULL DESCRIPTION

### Entrance

### Hallway

### Lounge

13'6 x 13'5 (4.11m x 4.09m)

### Kitchen/Diner

20'2 x 11'10 (6.15m x 3.61m)

### Bedroom Two

13'1 x 11'10 (3.99m x 3.61m)



### Bedroom Three

10'10 x 9'7 (3.30m x 2.92m)

### First Floor

### Landing

### Bedroom One

11'3 x 9'7 (3.43m x 2.92m)

### External

### Parking

Driveway and garage.

### Council Tax Band

D

### EPC

D

### Tenure

Freehold

### Services

Mains electricity, gas, water (metered) 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.

