





GENERAL INFORMATION

Situated in a charming cul-de-sac in Maes-Yr-Awel, Llansamlet, Swansea, this charming dormer detached bungalow presents an excellent opportunity for those seeking a well-presented home. The property boasts four inviting bedrooms, perfect for a family or those looking for extra space. The spacious reception room offers a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

The bungalow features a bathroom with separate W.C, ensuring comfort and convenience for its occupants. One of the standout features of this property is the enclosed rear garden, providing a private outdoor space for gardening enthusiasts or simply enjoying the fresh air. Additionally, the driveway and garage offer ample parking, a valuable asset in today's busy world.

With no onward chain, this property is ready for you to move in without delay. It's proximity to local amenities, ensures that shops, cafes, and essential services are just a short distance away. Additionally, the excellent transport links to the M4 make commuting to nearby cities and regions a breeze, enhancing the appeal for those who travel for work or leisure.

FULL DESCRIPTION

Entrance

Hallway

Kitchen  
12'2 x 9'10 (3.71m x 3.00m)

Reception Room  
18'1 max x 11'11 max (5.51m max x 3.63m max)

Bedroom One  
12'10 x 11'11 (3.91m x 3.63m)

Bedroom Four  
9'11 x 9'4 (3.02m x 2.84m)



Bathroom

W.C

First Floor

Landing

Bedroom Two  
13'5 x 8'10 (4.09m x 2.69m)

Bedroom Three  
13'1 x 8'9 (3.99m x 2.67m)

External

Parking  
Driveway and garage (21'4 x 9'10)

Council Tax Band  
C

EPC  
C

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.

