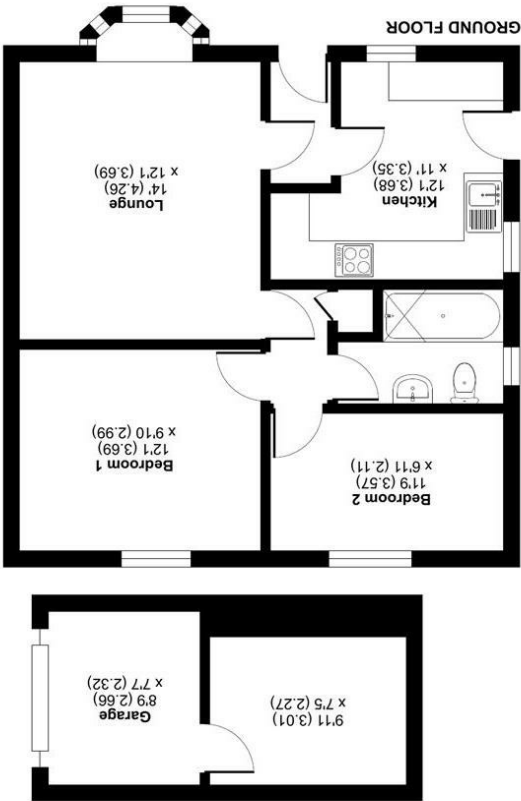


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

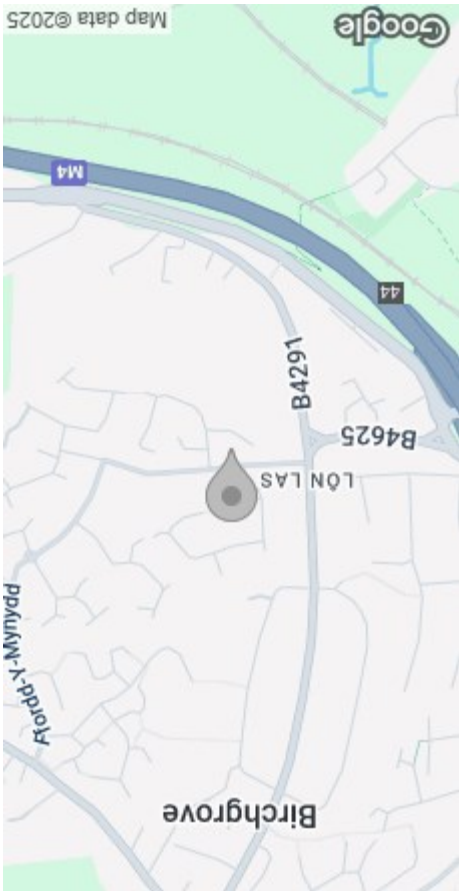
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Produced for Dawson's Property, REF: 1275767. © Redwood 2025.



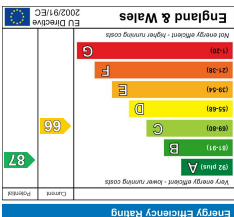
Approximate Area = 605 sq ft / 56.2 sq m  
Garage = 143 sq ft / 13.2 sq m  
Total = 748 sq ft / 69.4 sq m  
For identification only - Not to scale

Llys Dwrgi, Birchgrove, Swansea, SA7

FLOOR PLAN



AREA MAP





GENERAL INFORMATION

Situated in the charming area of Birchgrove, Swansea, this delightful semi-detached bungalow at Llys Dwrgi offers a perfect blend of comfort and convenience.

The property is well presented throughout, showcasing a warm and inviting atmosphere that is sure to appeal to a variety of buyers.

With two spacious bedrooms, this bungalow provides versatile accommodation that can easily adapt to your lifestyle needs, whether you are a small family, a couple, or looking to downsize. The charming reception room is a lovely space for relaxation and entertaining, allowing for a seamless flow throughout the home.

The enclosed rear garden is a wonderful feature, providing a private outdoor sanctuary where you can enjoy the fresh air and sunshine. It is an ideal space for gardening enthusiasts or for those who simply wish to unwind in a tranquil setting.

Additionally, the property boasts excellent transport links to the M4, making it a fantastic choice for commuters or those who enjoy exploring the wider region.

FULL DESCRIPTION

Entrance

Hallway

Kitchen  
12'1 x 11'0 (3.68m x 3.35m)

Lounge  
14'0 x 12'1 (4.27m x 3.68m)

Inner Hallway

Bathroom



Bedroom One  
12'1 x 9'10 (3.68m x 3.00m)

Bedroom Two  
11'9 x 6'11 (3.58m x 2.11m)

External



Parking  
Driveway and garage (9'11 x 7'5)

Council Tax Band  
C

EPC  
D

Tenure  
Freehold

Services  
Mains electricity, gas, water (metered) and sewerage. Broadband – The current supplier is EE. Mobile - There are no known issues with mobile coverage using the vendor's current supplier, EE.

