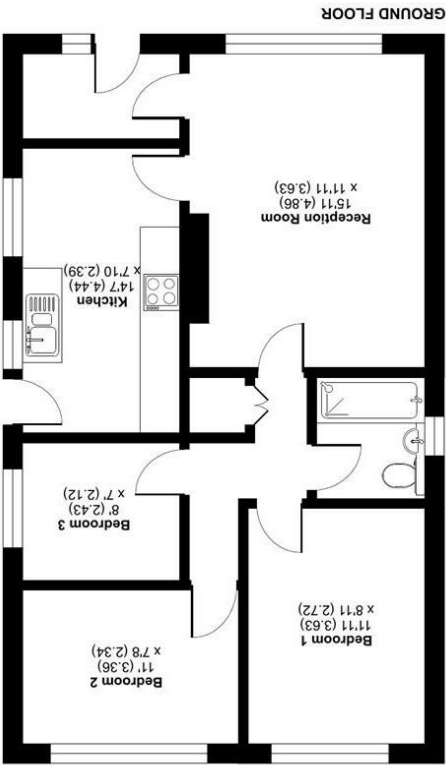


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

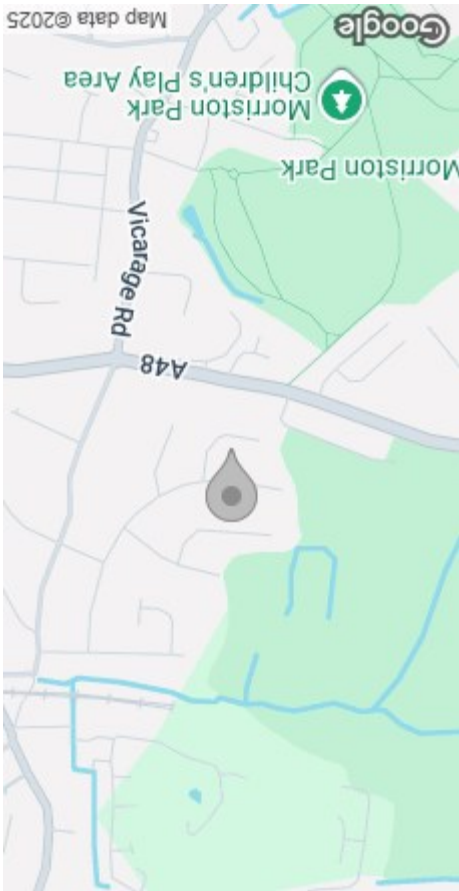
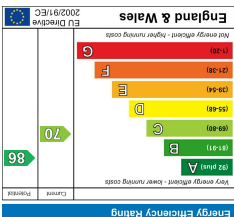
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Dawson's Property. REF: 1306004. © iStockroom 2025.



Heol Y Rhedyn, Swansea, SA6

Approximate Area = 719 sq ft / 66.8 sq m

For identification only - Not to scale



AREA MAP

FLOOR PLAN



25 Heol Y Rhedyn
Morriston, Swansea, SA6 6EU
Asking Price £245,000



GENERAL INFORMATION

Situated in the charming area of Heol Y Rhedyn in Morriston, Swansea, this delightful detached bungalow offers a perfect blend of comfort and style. Beautifully presented throughout, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you are welcomed into a spacious reception room that exudes warmth and character, providing an inviting atmosphere for relaxation and entertaining. The fitted kitchen/breakfast room is both functional and aesthetically pleasing, equipped to meet all your culinary needs. The modern bathroom is fully tiled and benefits from under floor heating.

An enclosed south facing rear garden offers a private outdoor space perfect for enjoying sunny days or hosting gatherings with friends and family. Additionally, the property benefits from convenient driveway parking, ensuring ease of access.

Ideally located to take advantage of all the amenities the area has to offer including Morriston golf club, shops, schools and surgeries. The proximity to the DVLA and Morriston Hospital makes this home particularly appealing for professionals working in these sectors.

The excellent transport links to the M4 ensure that commuting is straightforward and efficient. With no chain involved, this home is ready for you to move in and make it your own.

FULL DESCRIPTION

Entrance

Porch

Reception Room
15'11 x 11'11 (4.85m x 3.63m)

Kitchen
14'7 x 7'10 (4.45m x 2.39m)

Bathroom

Bedroom One
11'11 x 8'11 (3.63m x 2.72m)



Bedroom Two
11'0 x 7'8 (3.35m x 2.34m)

Bedroom Three
8'0 x 7'0 (2.44m x 2.13m)

External

Parking
Driveway providing off road parking.

Council Tax Band
C

EPC
C

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.

