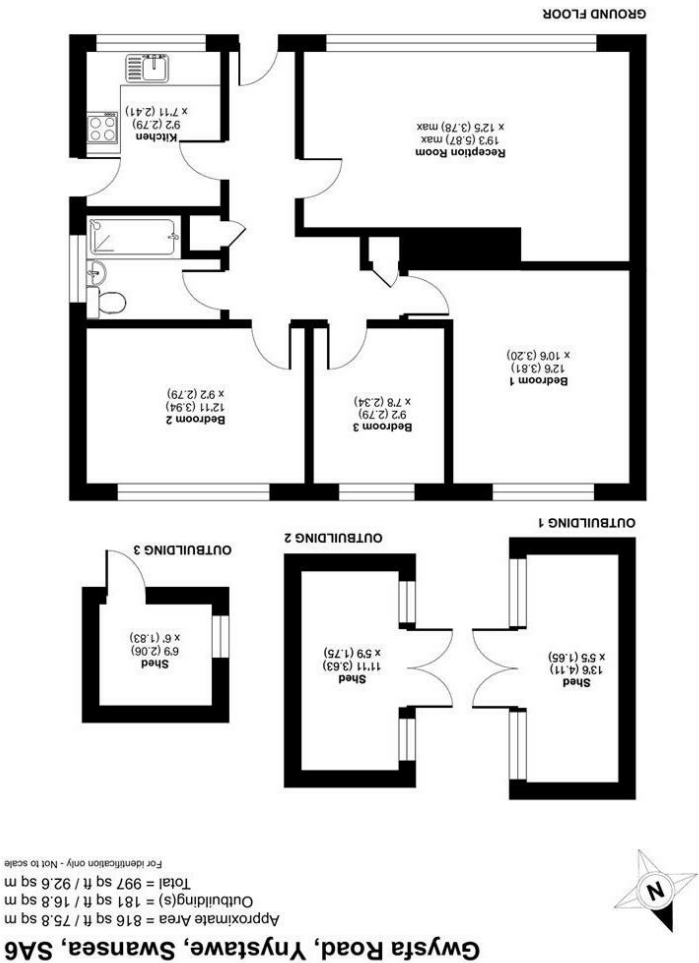
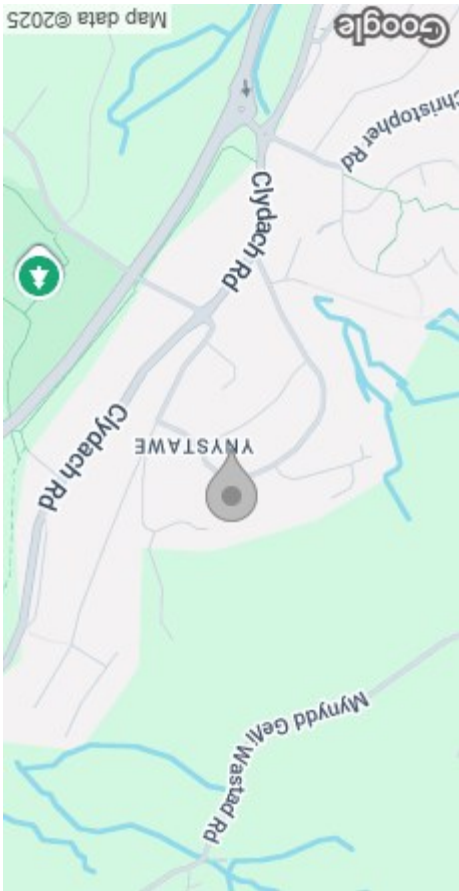


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

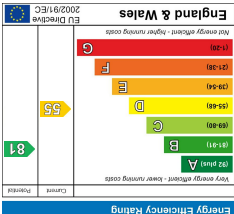
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © Dawson 2025. Produced for Dawson's Property, REF: 1317587



FLOOR PLAN



EPC



GENERAL INFORMATION

**** Offers Over £230,000 ****
Located on Gwysfa Road in the charming area of Ynystawe, Swansea, this beautifully presented semi-detached bungalow offers a delightful living experience. With three well-proportioned bedrooms, this property is perfect for families or those seeking a comfortable space to call home. The inviting reception room provides a warm and welcoming atmosphere, ideal for relaxation or entertaining guests.

The bungalow boasts a modern fitted kitchen and family bathroom, ensuring convenience and comfort for all residents.

The enclosed rear garden is a true highlight, offering a private outdoor space that is perfect for enjoying sunny days or hosting gatherings. With the additional benefit of a garden room, which offers a versatile space that can be used as a study, playroom, or simply a tranquil spot to enjoy your surroundings. Complemented by driveway parking, accommodating up to three vehicles, which adds to the practicality of this lovely home.

Situated close to local amenities, residents will find everything they need within easy reach, from shops to schools. Additionally, the property benefits from excellent transport links to the M4, making commuting a breeze and providing easy access to the wider region.

FULL DESCRIPTION

Entrance

Hallway

Reception Room
19'3 max x 12'5 max (5.87m max x 3.78m max)

Kitchen
9'2 x 7'11 (2.79m x 2.41m)

Bathroom

Bedroom One
12'6 x 10'6 (3.81m x 3.20m)



Bedroom Two
12'11 x 9'2 (3.94m x 2.79m)

Bedroom Three
9'2 x 7'8 (2.79m x 2.34m)

External

Outbuilding One
13'6 x 5'5 (4.11m x 1.65m)

Outbuilding Two
11'11 x 5'9 (3.63m x 1.75m)

Outbuilding Three
6'9 x 6'0 (2.06m x 1.83m)

Parking
Driveway parking.

Council Tax Band
D

EPC
D

D

Tenure

Freehold

Services
Mains electricity, gas, water (metered) and sewerage. Broadband – The current supplier is Now TV. Mobile - There are no known issues with mobile coverage using the vendor's current supplier, O2. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

