# New Haven 6 Llanllienwen Close

Ynysforgan, Swansea, SA6 6LY

**Offers Over £170,000**

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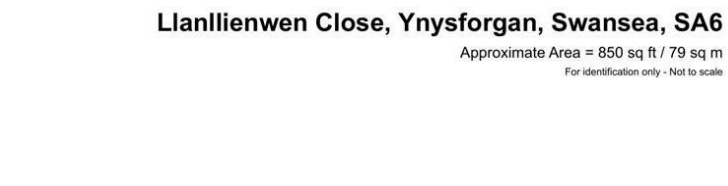
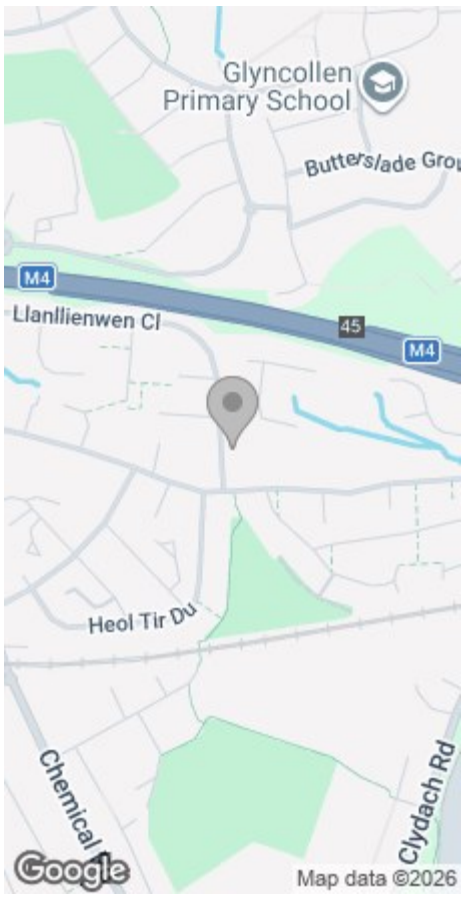
ALL THINGS PROPERTY

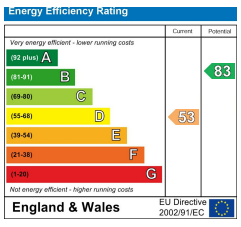
## FLOOR PLAN




## AREA MAP




## EPC

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**135 Woodfield Street, Morriston, SA6 8AL**
**T 01792 700 777 E mo@dawsonsproperty.co.uk**
**W dawsonsproperty.co.uk**


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## GENERAL INFORMATION

** Offers over £170,000 **
Located in the charming area of Ynysforgan, Swansea, this delightful semi-detached bungalow on Llanllienwen Close offers a wonderful opportunity for those seeking a comfortable and versatile home. With three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space.

The bungalow features a welcoming reception room, ideal for relaxation or entertaining guests. The layout of the accommodation is designed to be flexible, allowing you to adapt the space to suit your lifestyle needs, bedroom three is currently being utilised as a dining room. The bathroom is conveniently located, ensuring ease of access for all residents.

The property benefits from an enclosed rear garden, providing a private outdoor space for gardening, play, or simply enjoying the fresh air.

Situated close to local amenities, you will find everything you need within easy reach, from shops to schools. Additionally, the property boasts excellent transport links to the M4, making commuting to nearby cities and towns a breeze.

With no chain involved, this bungalow is ready for you to move in and make it your own.

## FULL DESCRIPTION

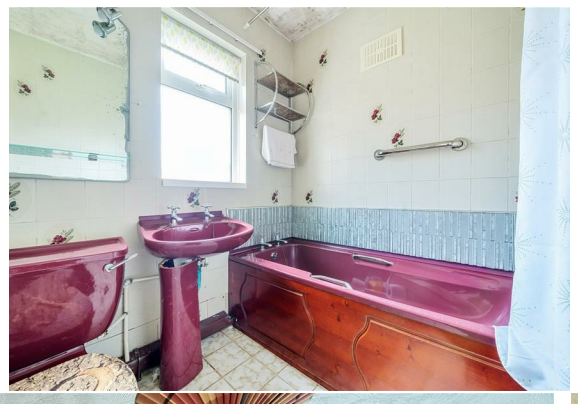
### Entrance

### Hallway

### Bedroom One
13'4 x 11'9 (4.06m x 3.58m)

### Bedroom Two
14'2 max x 11'5 (4.32m max x 3.48m)

### Reception Room
18'10 x 11'5 (5.74m x 3.48m)



### Kitchen
10'4 x 8'11 (3.15m x 2.72m)

### Bathroom

### Dining Room/Bedroom Three
9'5 x 6'11 (2.87m x 2.11m)

### External

### Parking

### Council Tax Band
D

### EPC
E

### 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.