

Energy Efficiency Rating

EU Directive 2002/91/EC

Map energy ratings - higher energy costs

A

B

C

D

E

F

G

75

65

Lower Better

EPC

Map data ©2026

Google

Victoria Rd

Bryn Rd

Assessment Tutor

AREA MAP

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.

Heol Will George, Waunarlwydd, Swansea, SA5

Approximate Area = 849 sq ft / 78.8 sq m
Garage = 151 sq ft / 14 sq m
Total = 1000 sq ft / 92.8 sq m
For identification only - Not to scale

GROUND FLOOR

Bedroom 2
10'8 (3.25) x 10' (3.05)
Bedroom 3
10'7 (3.23) x 9'10 (3.00)
Bedroom 1
13' (3.96) max x 10'7 (3.22) max
Living Room
16'10 (5.13) max x 11'7 (3.54) max
Dining Room / Kitchen
13'10 (4.22) x 8'9 (2.64)
Garage
17'4 (5.29) x 8'9 (2.66)

2

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Produced for Dawson's Property, REF: 1331013
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7 Heol Will George

Waunarlwydd, Swansea, SA5 4RS

Offers Around £220,000

3

1

1

D

GENERAL INFORMATION

A wonderful opportunity to create your dream home at your own pace – comfortable as is, with room to modernise. This detached bungalow on Heol Will George offers a blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for those seeking a peaceful retreat or a comfortable space to downsize.

As you approach the bungalow, you will be greeted by a lovely front garden, complemented by a driveway that leads to a garage, providing ample parking and storage options. The well-maintained rear garden is a true highlight, featuring greenhouses that invite gardening enthusiasts to cultivate their green thumbs in a serene outdoor setting.

Inside, the bungalow boasts a newly fitted shower room, the single reception room offers a warm and inviting space for relaxation or entertaining guests, making it a versatile area for various activities.

This property is particularly suited for retirees or those looking to downsize, offering a manageable living space without compromising on comfort. With its tranquil surroundings and convenient location, this bungalow presents an excellent opportunity for anyone seeking a peaceful lifestyle in Swansea. Don't miss the chance to make this charming bungalow your new home.

FULL DESCRIPTION

Entrance

Hallway

Living Room
16'9" max x 11'7" max (5.13m max x 3.54m max)

Kitchen/Dining Room
13'10" x 8'7" (4.22m x 2.64m)

Bedroom 1
12'11" max x 10'6" max (3.96m max x 3.22m max)

Inner Hallway

Bedroom 2
10'7" x 10'0" (3.25m x 3.05m)

Bedroom 3
10'7" x 9'10" (3.23m x 3.00m)



Shower Room

Separate W.C

Parking
Driveway and Garage (5.29m x 2.66m)

Council Tax Band = D

Tenure

Freehold

EPC = D

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

Additional Information

Please note, this is an ex local authority property.

