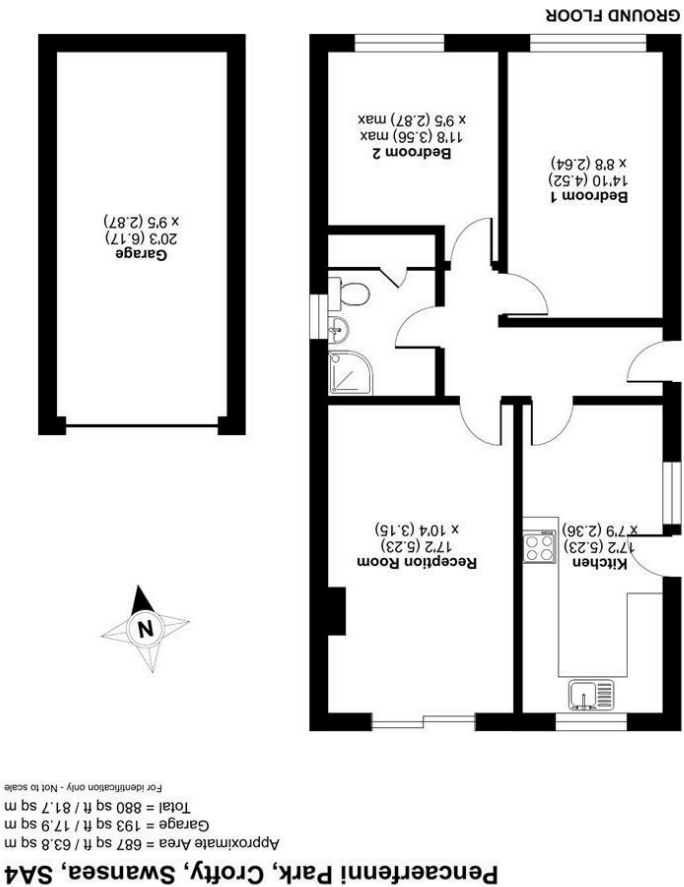


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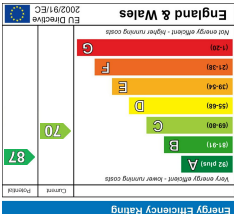
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Produced for Dawson's Property, REF: 1241384. © Dawson's 2025.



FLOOR PLAN



EPC



GENERAL INFORMATION

Nestled in the tranquil area of Pencaerfenni Park, Crofty, Swansea, this detached bungalow presents an excellent opportunity for those seeking a peaceful retreat. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for a comfortable living space.

Upon entering, you are welcomed into a good-sized reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow features a practical shower room, catering to your everyday needs with ease.

While the property is in need of some updating, it provides a blank canvas for you to personalise and create your dream home. The potential for enhancement allows you to infuse your own style and preferences, making it truly your own.

Additionally, the bungalow benefits from a private drive, ensuring convenient off-road parking. The surrounding area is known for its serene environment, making it an ideal location for those who appreciate nature and a quieter lifestyle. This delightful bungalow in Crofty is not just a house; it is a place where you can envision a future filled with comfort and joy.

FULL DESCRIPTION

Entrance

Hallway

Reception Room
17'1" x 10'4" (5.23m x 3.15m)

Kitchen
17'1" x 7'8" (5.23m x 2.36m)

Bedroom 1
14'9" x 8'7" (4.52m x 2.64m)

Bedroom 2
11'8" max x 9'4" max (3.56m max x 2.87m max)

Shower Room

Parking
Driveway and Garage



Council Tax Band = D

EPC = C

Tenure
Leasehold Terms - 99 years, 65 years remaining. Ground Rent is £60.00 per annum.

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
Mobile - There are no known issues with mobile coverage.
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

