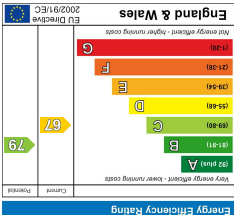
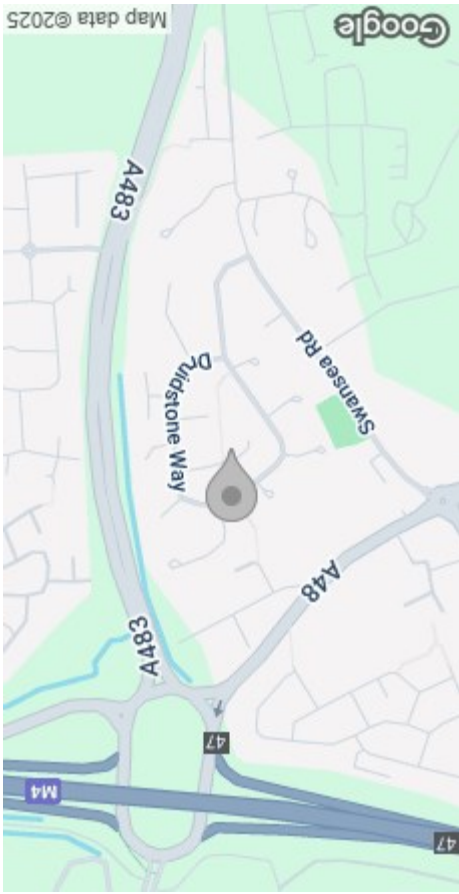


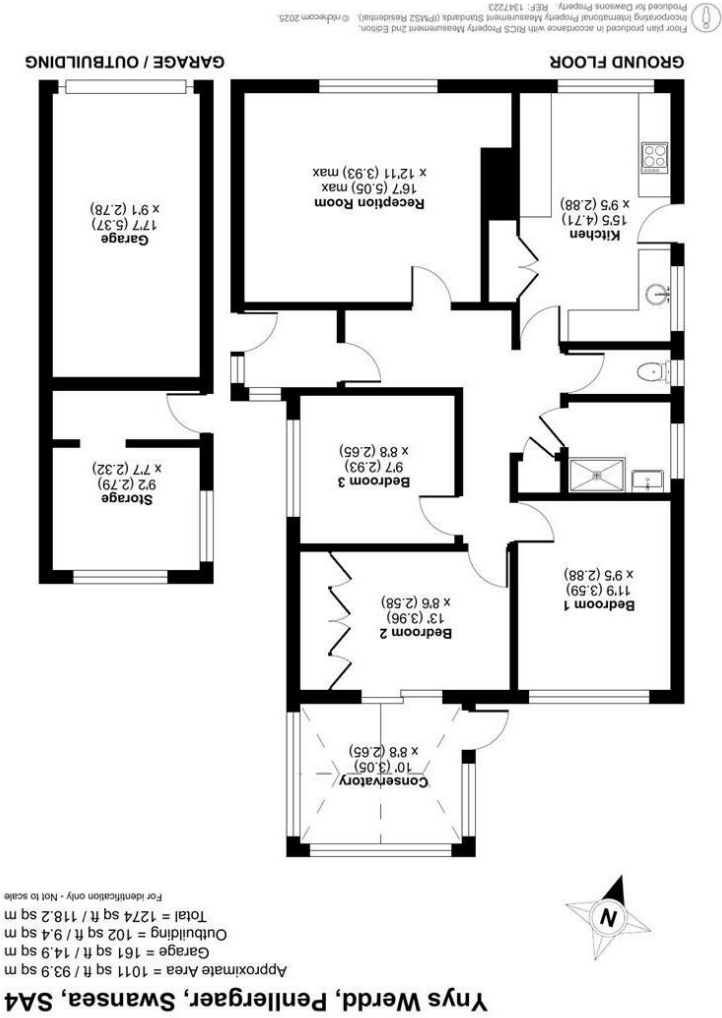
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN





GENERAL INFORMATION

Nestled in the desirable cul-de-sac of Ynys Werdd in Penllergaer, Swansea, this charming three-bedroom detached bungalow presents an excellent opportunity for those looking to create their dream home. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family.

While the bungalow is in need of modernisation, it offers a blank canvas for potential buyers to infuse their personal style and preferences. The layout is practical and functional, making it an ideal choice for families or those seeking a peaceful retreat.

Additionally, the property features a garage and a driveway, providing ample parking space and convenient access. Its location is particularly advantageous, being close to the M4 corridor, which offers excellent transport links to Swansea and beyond.

This bungalow is not just a house; it is a place where memories can be made and cherished. With a little vision and effort, this property can be transformed into a stunning home in a sought-after area. Don't miss the chance to explore the potential this delightful bungalow has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Reception Room  
16'6" max x 12'10" max (5.05m max x 3.93m max)

Kitchen  
15'5" x 9'5" (4.71m x 2.88m )

Shower Room

Separate W.C

Bedroom 1  
11'9" x 9'5" (3.59m x 2.88m)



Bedroom 2  
12'11" x 8'5" (3.96m x 2.58m )

Bedroom 3  
9'7" x 8'8" (2.93m x 2.65m )

Conservatory  
10'0" x 8'8" (3.05m x 2.65m )

Parking  
Garage (5.37m x 2.78m)

Storage  
9'1" x 7'7" (2.79m x 2.32m )

Council Tax Band = E

EPC = D

Tenure

Freehold

Services

Heating System - Gas  
Mains gas, electricity, sewerage and water (billed)  
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

