

Energy Efficiency Rating

EU Directive 2002/91/EC

Map energy ratings - higher energy costs

A

B

C

D

E

F

G

100-110

80-100

60-80

40-60

20-40

10-20

1-10

Very efficient - lower energy costs

Lowest

Highest

75

65

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.

1

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Revised), © Redwood 2025.

Produced for Dawson's Property, REF: 1331013

GROUND FLOOR

Bedroom 1  
13' (3.96) max  
x 10'7" (3.22)

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

Bedroom 2  
10'8" (3.25)  
x 10' (3.05)

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

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

FLOOR PLAN

A photograph of a single-story house with a light-colored textured exterior and a brown tiled roof. A paved driveway leads to a white double garage door. A 'FOR SALE' sign by Dawsons is in the foreground. The house is surrounded by a lawn and some shrubs.

7 Heol Will George

Waunarlwydd, Swansea, SA5 4RS

Offers Around £220,000

3

1

1

D

DAWSONS

ALL THINGS PROPERTY

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.

