

These particulars 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.

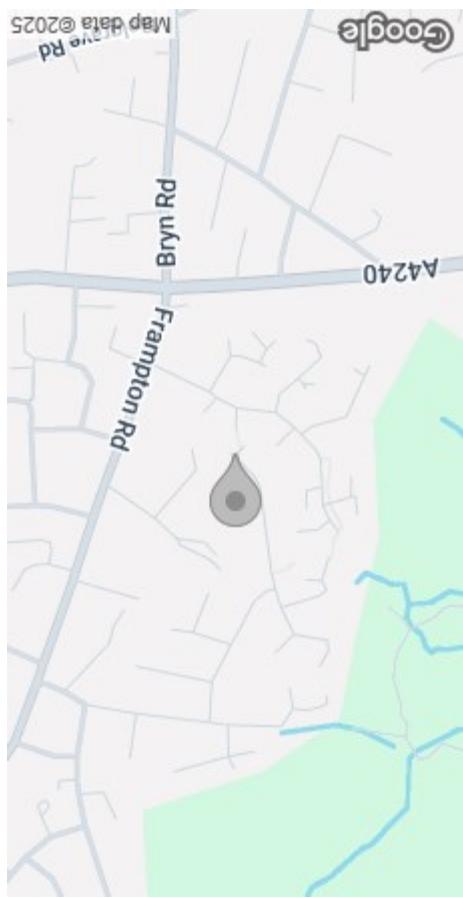
Plans produced by Dawson's Property Measurements Ltd (Plans Registered) © dawson 2025.



Llys Gwyn Faen, Gorseinon, Swansea, SA4

Approximate Area = 924 sq ft / 85.8 sq m
For identification only - Not to scale

AREA MAP



FLOOR PLAN



64 Llys Gwyn Faen
Gorseinon, Swansea, SA4 4JG
Offers Over £130,000



GENERAL INFORMATION

Situated in a cul-de-sac location, Llys Gwyn Faen in Gorseinon, Swansea, is a two-bedroom semi-detached bungalow presenting an excellent opportunity for first-time buyers or investors. The property boasts a well-proportioned lounge, perfect for relaxing or entertaining guests, and two comfortable bedrooms that offer a restful haven. The bungalow features a delightful conservatory, which invites natural light and provides a lovely space to enjoy the garden views throughout the seasons. The outdoor area is complemented by a driveway and a garage, ensuring ample parking and storage options. Being chain-free, this property allows for a smooth and straightforward purchasing process, making it an attractive option for those eager to move in without delay. With its potential for personalisation and improvement, this bungalow is a blank canvas ready for you to make it your own. Situated in a peaceful cul de sac, this property offers a perfect blend of comfort and convenience, with local amenities and transport links just a short distance away. Council Tax Band = C | EPC = D | FREEHOLD



FULL DESCRIPTION

Entrance

Porch

Lounge

16'10" x 11'7" (5.14m x 3.55m)

Conservatory

Kitchen

11'1" x 6'0" (3.40m x 1.84m)

Shower Room

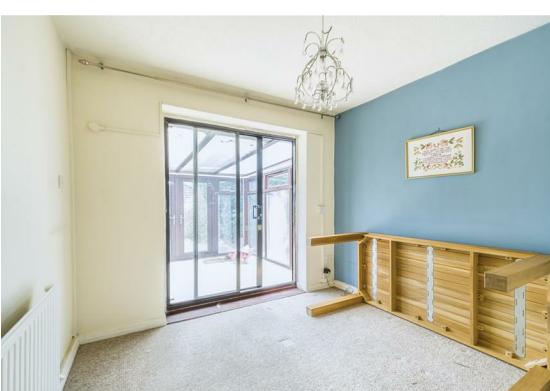
Bedroom 1

11'1" x 9'8" (3.38m x 2.96m)

Bedroom 2

8'1" x 7'10" (2.48m x 2.41m)

First Floor



Loft Room
18'6" max x 15'4" (5.66m max x 4.68m)

External

Additional Information

You are advised to refer to Ofcom checker for mobile signal and coverage.
Electric - Yes - EDF
Gas - Yes - EDF
Water - Welsh Water
Broadband - No

