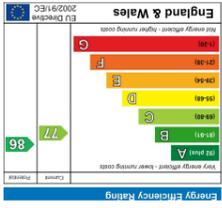
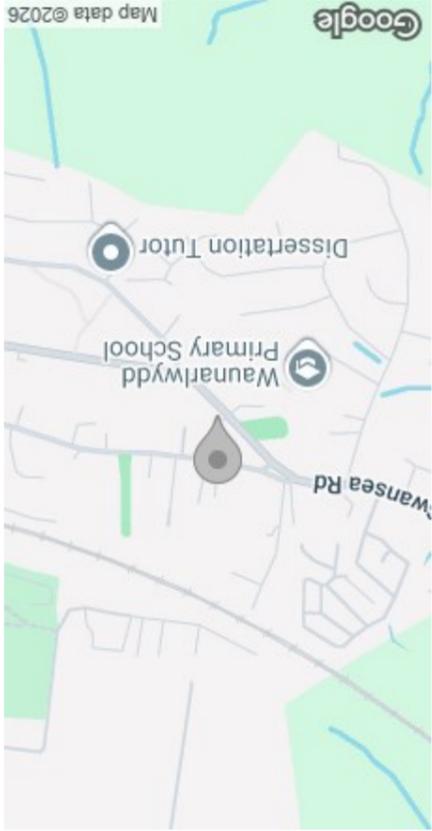


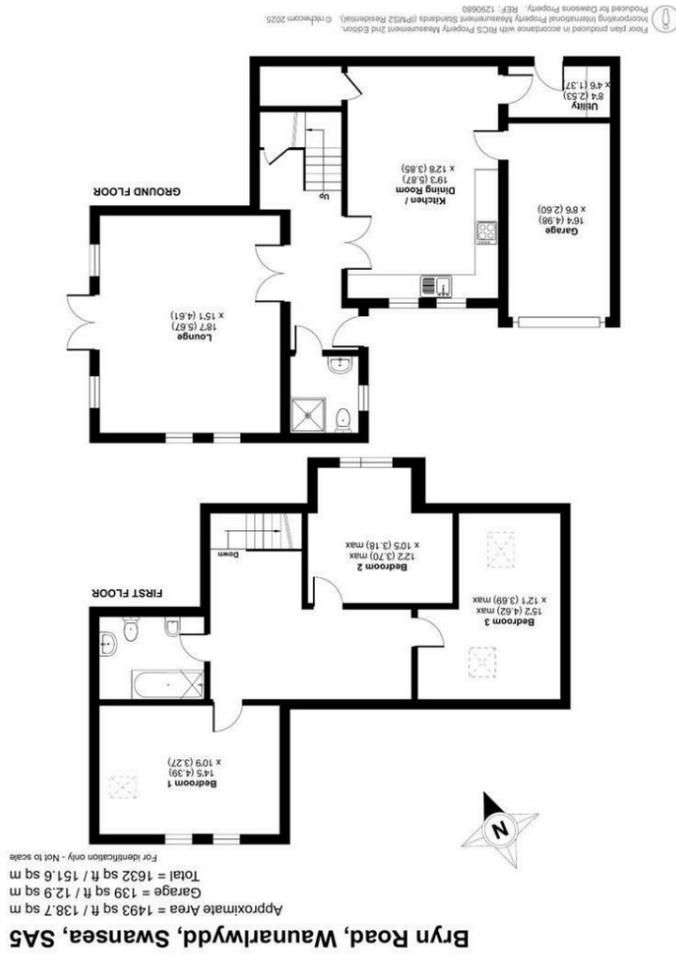
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



31 Bryn Road
 Wauarwydd, Swansea, SA5 4RA
 Offers Around £345,000



GENERAL INFORMATION

Situated in Bryn Road, Waunarlwydd, Swansea, this delightful three-bedroom detached property offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The property boasts three well-proportioned bedrooms, providing ample space for families or those seeking extra room for guests or a home office.

The property features a convenient shower room located downstairs, alongside a family bathroom upstairs, ensuring that morning routines are a breeze for everyone. The low-maintenance enclosed rear garden is a wonderful outdoor space, perfect for enjoying sunny days or hosting barbecues with friends and family.

For those with vehicles, the property includes a driveway and a garage, providing secure parking and additional storage options. Furthermore, the location is particularly advantageous, being in close proximity to local primary and secondary schools, making it an excellent choice for families with children.

This property presents a fantastic opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a modern home. With its appealing features and convenient location, this detached house is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your new home.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge

18'7" x 15'1" (5.67m x 4.61m)

Shower Room

Kitchen/Dining Room

19'3" x 12'7" (5.87m x 3.85m)

Utility

8'3" x 4'5" (2.53m x 1.37m)

First Floor

Landing



Bedroom 1
14'4" x 10'8" (4.39m x 3.27m)

Bedroom 2
12'1" max x 10'5" max (3.70m max x 3.18m max)

Bedroom 3
15'1" max x 12'1" max (4.62m max x 3.69m max)



Family Bathroom

Parking
Driveway and Garage (4.98m x 2.60m)

Council Tax band = E

Tenure
Freehold

EPC = C

Services
Heating System - Gas
Mains gas, electricity, sewerage and water.
Broadband - The current type is fibre.
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Vodafone
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

