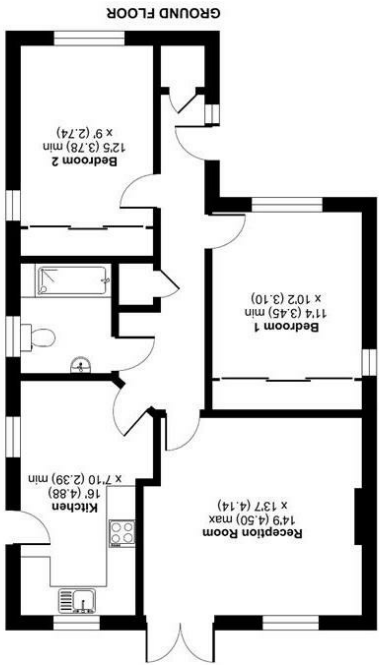


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Dawson's Property. REF: 1204789. © Dawson's 2024.

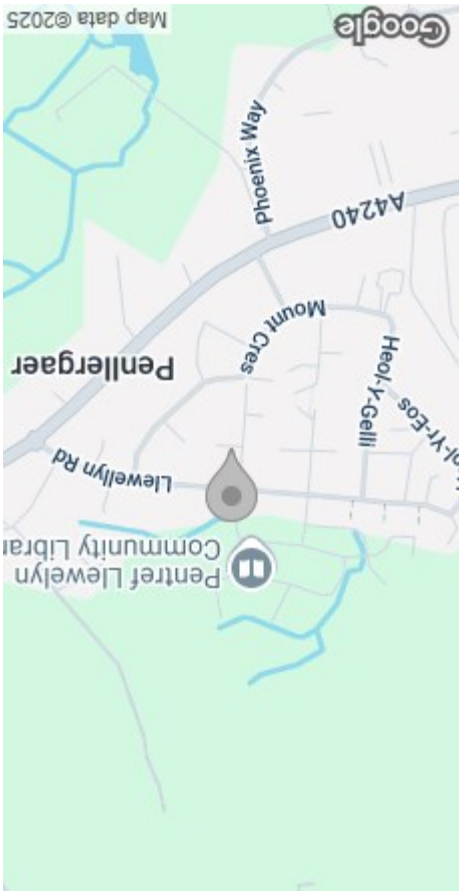


Golwg Y Garn, Penllergaer, Swansea, SA4

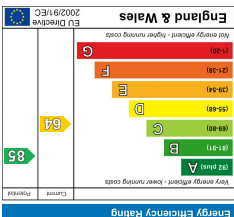
Approximate Area = 778 sq ft / 72.3 sq m

For identification only - Not to scale

FLOOR PLAN



AREA MAP



EPC





GENERAL INFORMATION

Welcome to this well presented modern Two Bedroom Detached Bungalow located in a peaceful cul-de-sac of Golwg Y Garn, Penllergaer, Swansea. This property offers a perfect blend of comfort and convenience, ideal for those seeking a tranquil lifestyle.

The bungalow boasts two well-appointed bedrooms, both providing built-in wardrobes for hanging & storage space. Also a cosy reception room, perfect for relaxing or entertaining guests. The property features a contemporary bathroom, adding a touch of luxury to everyday living. With ample off-road parking, you'll never have to worry about finding a space for your vehicle. The enclosed rear garden offers a private outdoor sanctuary, perfect for enjoying a morning coffee or hosting summer barbecues.

Situated close to the M4 Motorway, this bungalow provides easy access for commuters while still being nestled in a quiet neighbourhood. Whether you're looking for a peaceful retreat or a convenient location, this property offers the best of both worlds. Don't miss the opportunity to make this delightful detached bungalow your new home. Contact us today to arrange a viewing and experience the charm of Golwg Y Garn for yourself.

FULL DESCRIPTION

Entrance

Hallway

Lounge  
14'9 x 13'7 (4.50m x 4.14m)

Kitchen  
16' x 7'10 (4.88m x 2.39m)

Bedroom 1  
11'4 x 10'2 (3.45m x 3.10m)

Bedroom 2  
12'5 x 9' (3.78m x 2.74m)

Family Bathroom

Council Tax Band = C

EPC = D



Tenure  
FREEHOLD

Services  
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

