

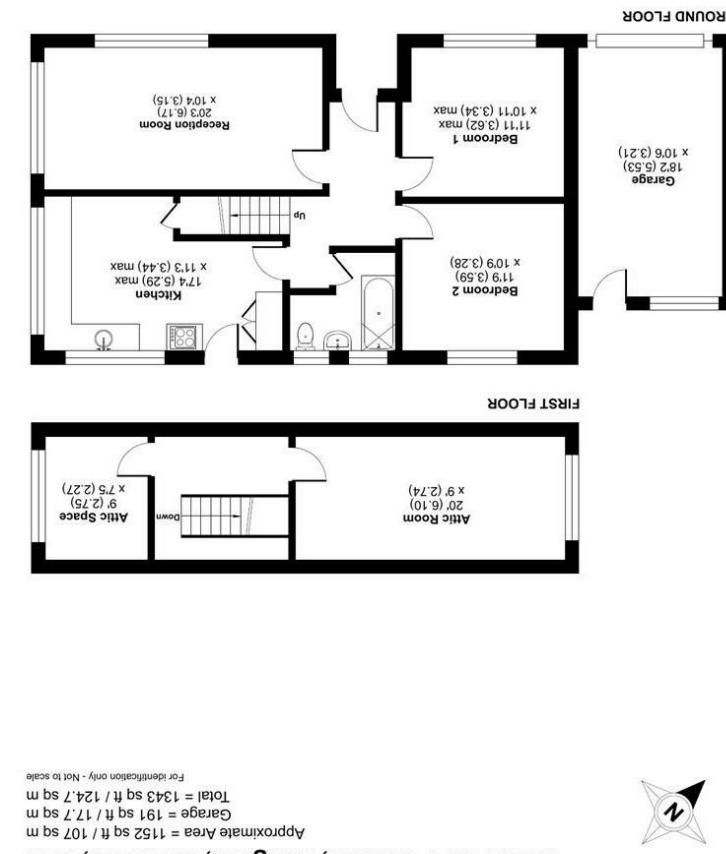
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### EPC



### AREA MAP



Heol Pen Y Scallen, Loughor, Swansea, SA4

### FLOOR PLAN



### 29 Heol Pen Y Scallen

Loughor, Swansea, SA4 6SE

Offers Around £250,000



## GENERAL INFORMATION

Nestled at the top of a quiet cul-de-sac on Heol Pen Y Scallen in Loughor, Swansea, this detached bungalow presents a wonderful opportunity for those looking to create their dream home. The property boasts two well-proportioned bedrooms. The inviting reception room offers a comfortable area for relaxation and social gatherings, while the kitchen awaits your personal touch to transform it into a culinary haven.

This bungalow is set within its own garden, allowing for a delightful outdoor space to enjoy the fresh air and sunshine. Although the property is in need of updating, it offers a blank canvas for potential buyers to infuse their style and preferences. Additionally, the two attic rooms, complete with storage cupboards, provide extra space that can be utilised for various purposes, although it is important to note that these rooms do not have historical building regulations.

The convenience of a driveway adds to the appeal, ensuring that parking is never a concern. This property is perfect for those seeking a peaceful retreat while still being within easy reach of local amenities and the beautiful Swansea coastline. With a little imagination and effort, this bungalow could be transformed into a stunning residence that reflects your personal taste. Do not miss the chance to explore the potential this property has to offer.



## FULL DESCRIPTION

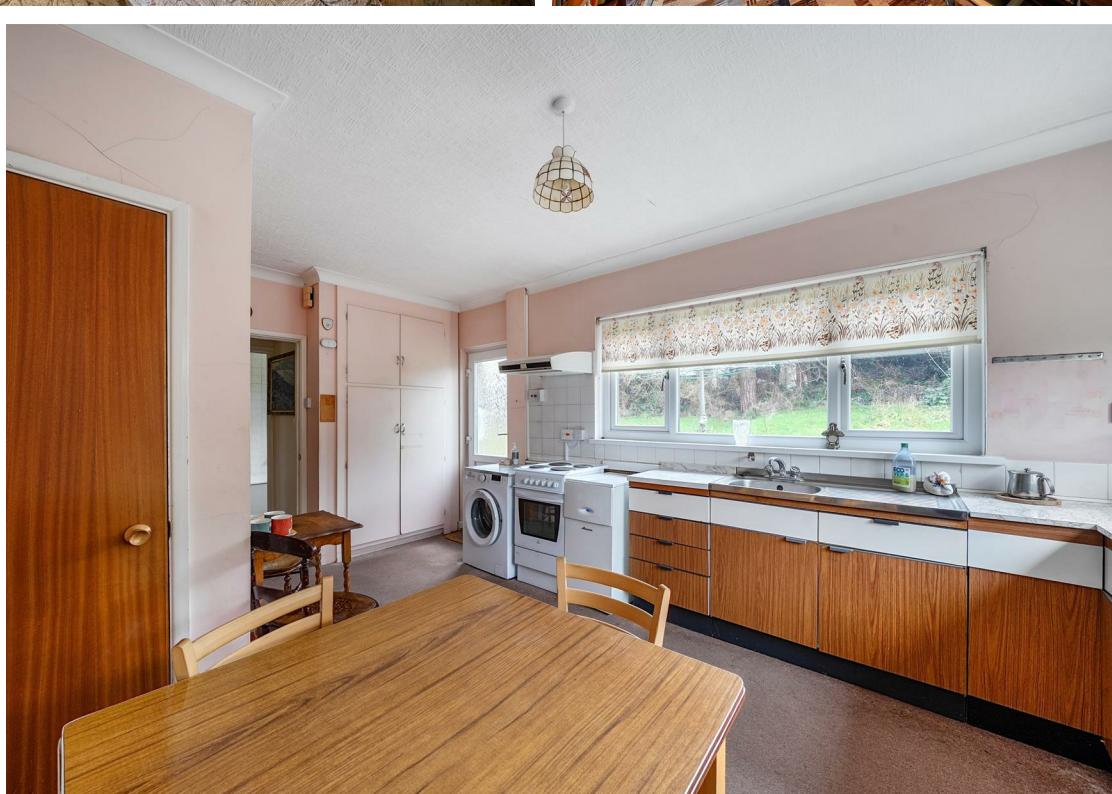
### Ground Floor

#### Entrance

#### Hallway

#### Reception Room

20'2" x 10'4" (6.17m x 3.15m)



#### Kitchen

17'4" max x 11'3" max (5.29m max x 3.44m max)

#### Family Bathroom

#### Bedroom 1

11'10" max x 10'11" max (3.62m max x 3.34m max)

#### Bedroom 2

11'9" x 10'9" (3.59m x 3.28m)



### First Floor

#### Landing

#### Attic Room

20'0" x 8'11" (6.10m x 2.74m)

#### Attic Space

9'0" x 7'5" (2.75m x 2.27m)

#### Parking

Driveway and Garage (5.53m x 3.21m)

**Council Tax band = D**

**EPC = E**

#### 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

