





GENERAL INFORMATION

Nestled in the cul-de-sac of Heol Maes Y Bryn in Loughor, Swansea, this semi-detached house presents an excellent opportunity for those looking to create their dream home. With two well-proportioned bedrooms, this property is ideal for families or individuals seeking space and comfort.

The house features a welcoming reception room, perfect for relaxation or entertaining guests. While the property is in need of modernisation, it offers a blank canvas for buyers to infuse their personal style and preferences. The enclosed rear garden provides a private outdoor space, ideal for children to play or for hosting summer barbecues. Additionally, the driveway offers convenient off-road parking, a valuable asset in today's busy world.

Situated close to local schools, this home is perfectly positioned for families with children, ensuring that education is just a short walk away. The peaceful surroundings of the cul-de-sac enhance the appeal, making it a desirable location for those seeking a quiet lifestyle while still being within easy reach of local amenities.

We highly recommend viewing this property to fully appreciate its potential and the lifestyle it offers. Whether you are a first-time buyer or looking to invest in a family home, this semi-detached house is a promising opportunity in the heart of Loughor.

FULL DESCRIPTION

Ground Floor

**Reception Room**  
20'10" max x 17'10" max (6.36m max x 5.44m max)

**Kitchen/Dining Room**  
17'10" x 12'10" (5.44m x 3.92m)

**Conservatory**  
7'8" x 5'11" (2.35m x 1.81m )

First Floor

Landing

**Bedroom 1**  
15'9" max x 12'11" max (4.82m max x 3.96m max )



**Bedroom 2**  
10'7" x 9'11" max (3.25m x 3.04m max )

Shower Room

**Shed**  
8'8" x 5'7" (2.65m x 1.71m)

**Parking**  
Driveway and Garage (6.27m x 2.75m)

**Tenure**  
Freehold

**Council Tax Band = C**

**EPC = C**

**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

