



GENERAL INFORMATION

Nestled in the charming area of Pencaerfenni Park, Crofty, Swansea, this three-bedroom detached bungalow offers a wonderful opportunity for those seeking a family home, located close to the picturesque estuary.

As you enter the bungalow, you will find a spacious layout that includes a family bathroom and additional shower room, ensuring convenience for all family members. The three well-proportioned bedrooms provide ample space for relaxation and rest, making it an ideal choice for families or those looking to downsize.

The property is vacant, allowing for a smooth and hassle-free transition for the new owners. The wrap-around garden offers a generous outdoor space, perfect for children to play or for hosting summer gatherings. Additionally, the detached garage provides extra storage or the potential for a workshop, catering to various needs.

While the bungalow is in need of modernisation, it presents a fantastic opportunity for buyers to put their own stamp on the property and create a home that reflects their personal style. With its good-sized rooms and potential for improvement, this bungalow is a blank canvas waiting for the right owner to transform it into their dream home. Don't miss out on this opportunity to make it your own.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room

21'10" x 20'10" max (6.66m x 6.37m max )

Kitchen

13'5" x 12'9" (4.09m x 3.89m )

Bedroom 1

14'10" x 10'10" (4.54m x 3.32m )

Shower Room

Bedroom 2

14'11" x 13'4" (4.57m x 4.08m )



**Bedroom 3**  
9'2" x 8'9" (2.80m x 2.69m )

**Family Bathroom with additional shower cubicle**

**Parking**  
Driveway and Garage (5.82m x 5.39m)

**Council Tax Band = F**

**EPC = C**

**Tenure**

Freehold

**Services**

Heating System - Electric  
Mains gas, electricity and water.  
Possible septic tank at property which pumps to mains (awaiting confirmation)  
Please note, property has a culvert (awaiting further confirmation)  
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

