9 Maes Y Dderwen

Llangyfelach, Swansea, SA6 6ET

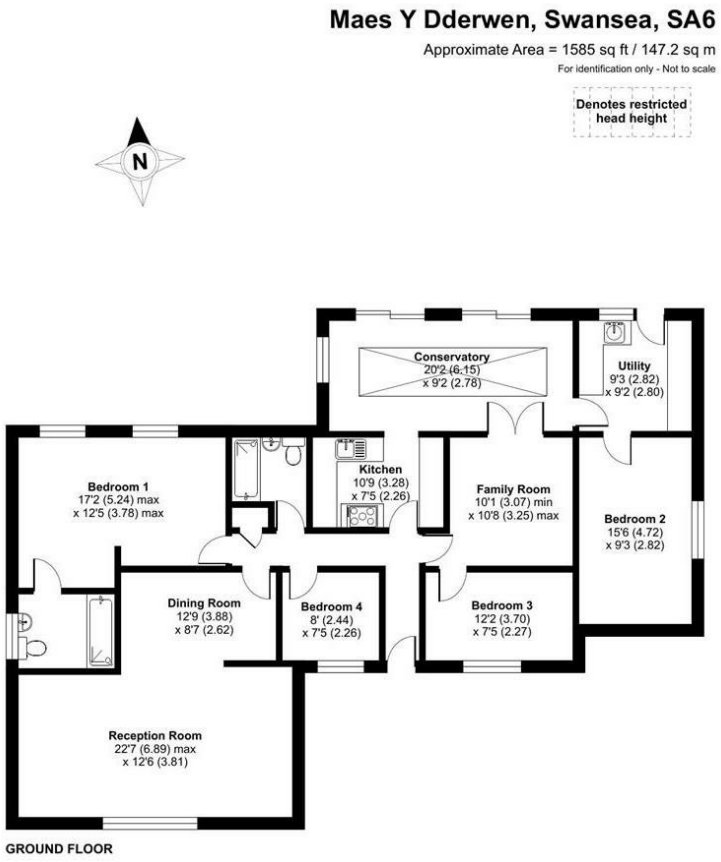
Offers Over £375,000

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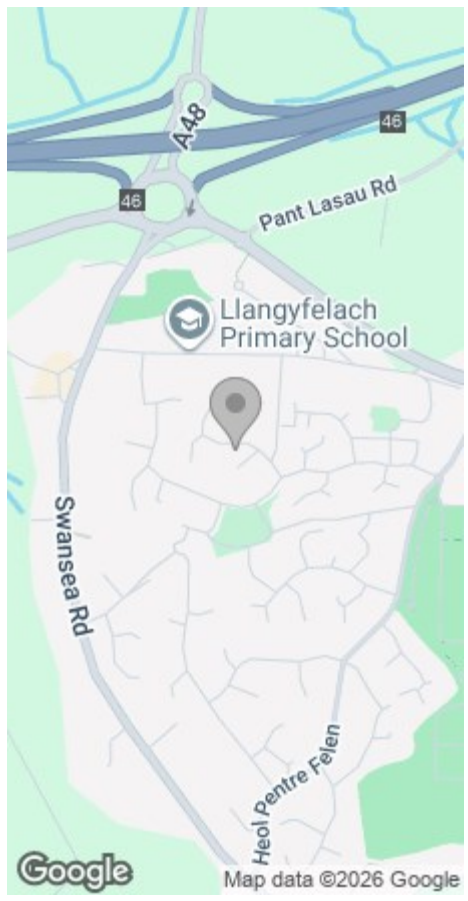


FLOOR PLAN

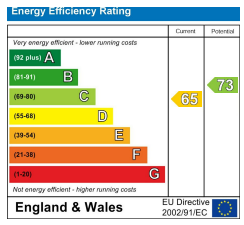


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Dawsons Property. REF: 1540867

AREA MAP



EPC



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GENERAL INFORMATION

Situated in the charming area of Maes Y Dderwen, Llangyfelach, Swansea, this delightful detached bungalow offers a perfect blend of comfort and versatility. With four spacious reception rooms, including a bright and airy conservatory, this property is ideal for both relaxation and entertaining. The accommodation features four bedrooms, with the master bedroom benefiting from an ensuite bathroom, alongside a family bathroom that caters to the needs of the household.

The bungalow boasts ample parking facilities, accommodating up to five vehicles on the driveway, ensuring convenience for residents and guests alike. Its prime location places you within easy reach of local amenities, the DVLA, and Morriston Hospital, making it an excellent choice for families and professionals.

Additionally, the property enjoys great transport links to the M4, providing easy access to Swansea and beyond. With no onward chain, this home is ready for you to move in and make it your own. Whether you are seeking a peaceful retreat or a family-friendly environment, this bungalow presents an exceptional opportunity in a desirable area. Don't miss the chance to view this wonderful property.







FULL DESCRIPTION

Entrance

Hallway

Reception Room
22'7 max x 12'6 (6.88m max x 3.81m)

Dining Room
12'9 x 8'7 (3.89m x 2.62m)

Bedroom One
17'2 max x 12'5 max (5.23m max x 3.78m max)

Ensuite

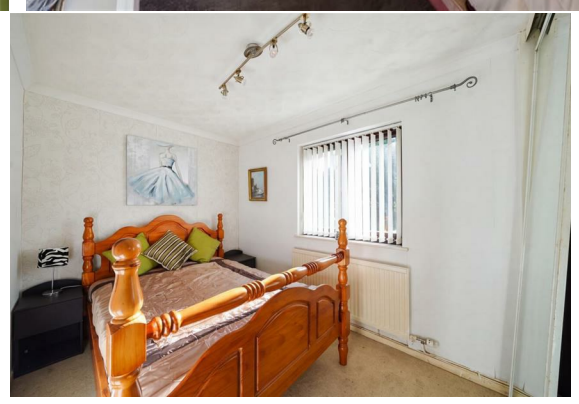
Bedroom Four
8'0 x 7'5 (2.44m x 2.26m)

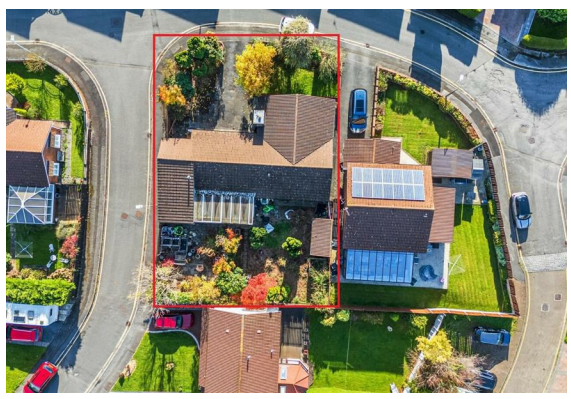












Bathroom

Bedroom Three
12'2 x 7'5 (3.71m x 2.26m)

Family Room
10'1 min x 10'8 max (3.07m min x 3.25m max)

Kitchen
10'9 x 7'5 (3.28m x 2.26m)

Conservatory
20'2 x 9'2 (6.15m x 2.79m)

Utility
9'3 x 9'2 (2.82m x 2.79m)

Bedroom Two
15'6 x 9'3 (4.72m x 2.82m)

External

Parking
Driveway

Council Tax Band
E

EPC
D

Tenure
Freehold

Services
Mains electricity, gas, water (metered) and sewerage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.





