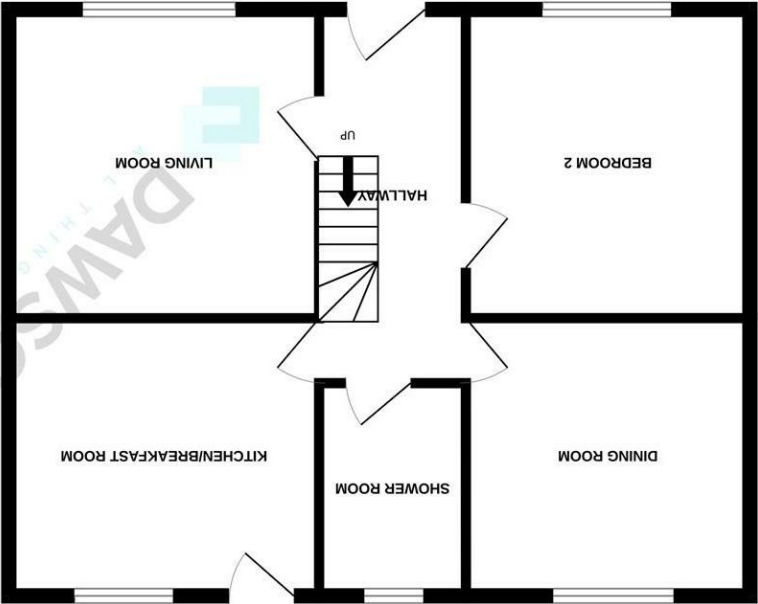


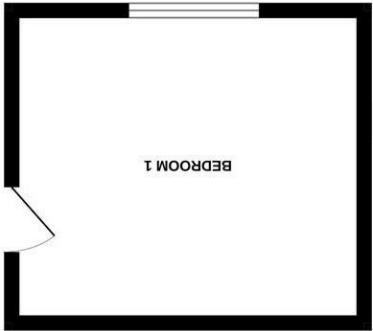
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

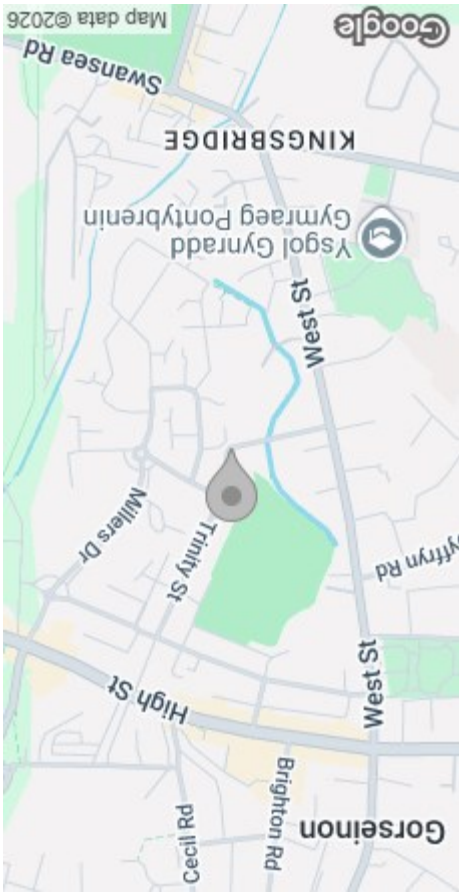
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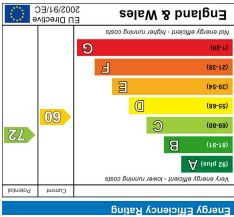
GROUND FLOOR



1ST FLOOR



AREA MAP



EPC



Sunnybank Libanus Road
Gorseinon, Swansea, SA4 4AN
Offers Around £200,000

3 1 1 D

GENERAL INFORMATION

Situated on Libanus Road in Gorseinon, Swansea, this three-bedroom semi-detached dormer bungalow offers a perfect blend of comfort and convenience. The well-appointed bedrooms are designed to accommodate family living, while the modern shower room adds a touch of practicality.

One of the standout features of this home is its gated driveway, ensuring both security and ease of access. The enclosed rear garden presents a private outdoor space, ideal for enjoying sunny days or hosting gatherings with family and friends.

Situated close to local amenities, including a library, bus station, and the bustling high street, this property is perfectly positioned for those seeking a vibrant community atmosphere. Whether you are a first-time buyer or looking to downsize, this bungalow offers a wonderful opportunity to enjoy comfortable living in a desirable location. Don't miss the chance to make this charming property your new home.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway
5'7" x 13'9" (1.72m x 4.20m)

Living Room
11'10" x 11'10" (3.63m x 3.63m)

Kitchen
10'9" x 10'6" (3.28m x 3.22m)

Family Bathroom
7'3" x 6'7" (2.22m x 2.01m)

Bedroom 2
11'0" x 11'10" (3.36m x 3.63m)

Bedroom 3/Dining Room
11'0" x 10'8" (3.36m x 3.26m)



First Floor

Landing

Bedroom 1
11'10" x 13'6" (3.62m x 4.13m)

Parking
Driveway

Council Tax band = C

Tenure
Freehold

EPC = D

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
Broadband - The current supplier is EE (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, EE
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

