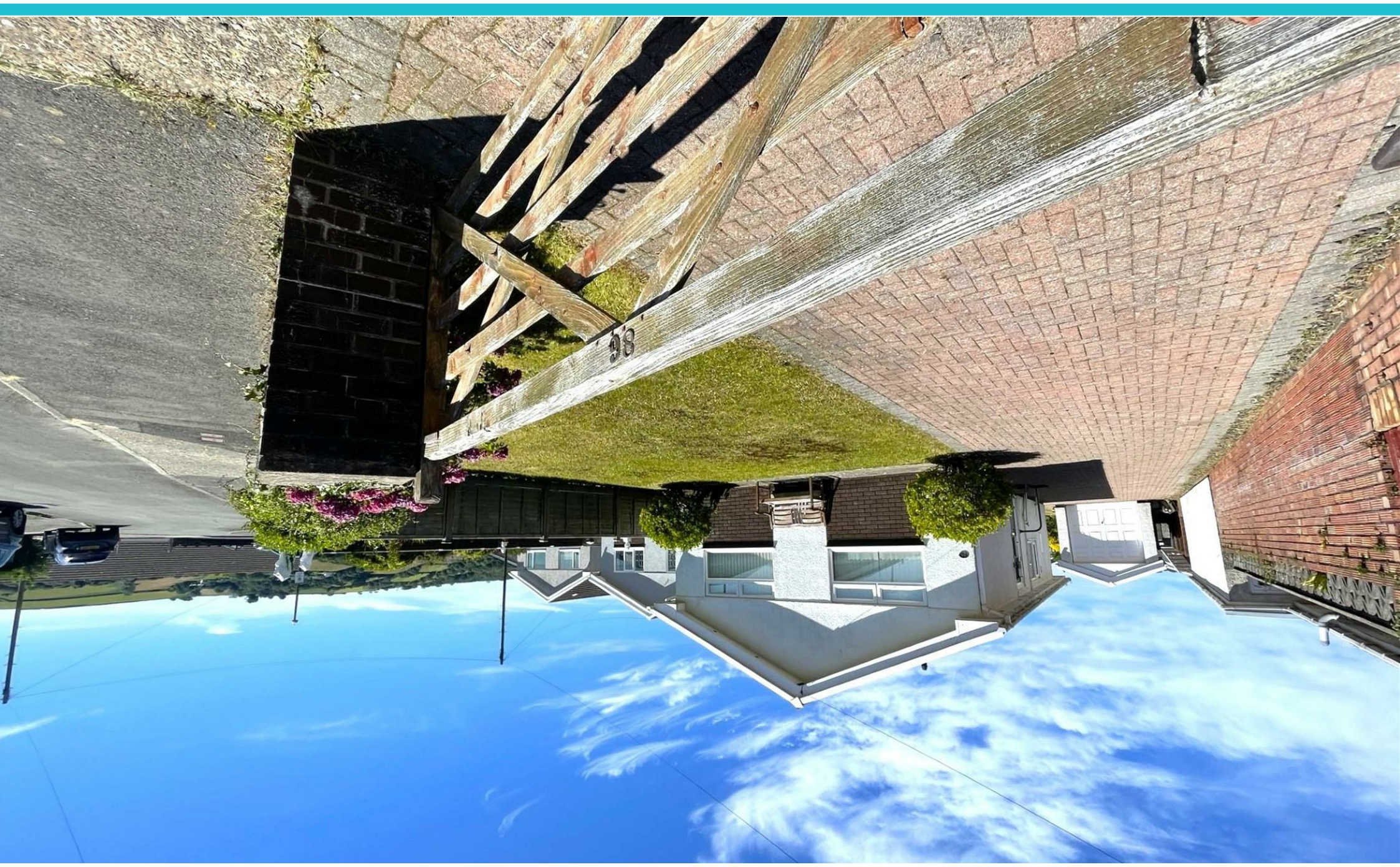
# 86 Pencaerfenni Park

Crofty, Swansea, SA4 3SG

**Offers Around £230,000**

2 | 1 | 1 | C



## FLOOR PLAN

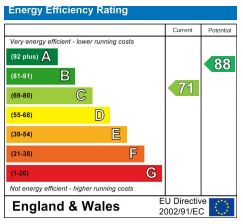



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## AREA MAP




## EPC




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.

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## GENERAL INFORMATION

This detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for couples, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious lounge/diner, which provides an inviting space for relaxation and entertaining. The addition of a small conservatory enhances the living area, allowing natural light to flood in and offering a lovely spot to enjoy the surrounding views of the garden.

The bungalow features a well-appointed shower room, ensuring all your essential needs are met. Outside, the property boasts a charming garden complete with a summer house, perfect for enjoying warm summer days or as a tranquil space for hobbies and relaxation. The garden offers ample opportunity for gardening enthusiasts or simply enjoying the outdoors.

Additionally, the property benefits from a drive, providing convenient off-road parking. This bungalow is not only a comfortable home but also a wonderful opportunity to enjoy the serene lifestyle that Crofty has to offer. With its close proximity to local amenities and beautiful surroundings, this property is a must-see for anyone looking to settle in this picturesque part of Swansea.







## FULL DESCRIPTION

### Ground Floor

**Entrance**

**Hallway**

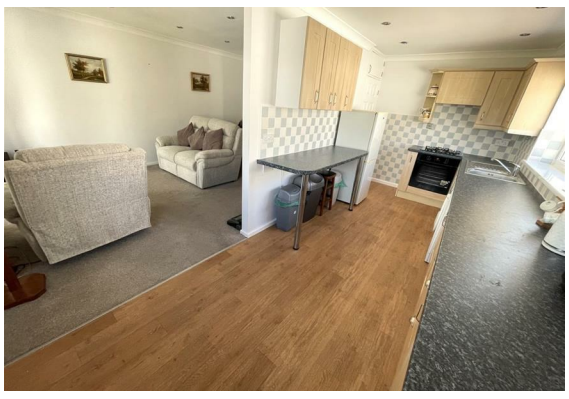
**Bedroom 1**
8'7" x 10'10" (2.62m x 3.32m )

**Bedroom 2**
8'6" x 9'6" ( 2.60m x 2.90m )

**Shower Room**
5'6" x 6'1" (1.69m x 1.87m )

**Lounge/Diner**
18'1" x 10'7" (5.52m x 3.25m )

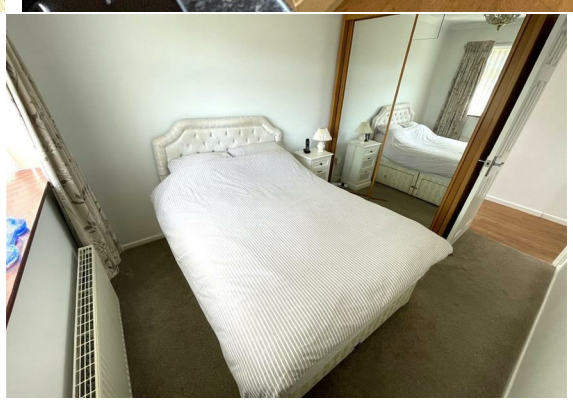
**Kitchen**
7'3" x 17'8" (2.21m x 5.40m )













**Conservatory**
7'9" x 10'9" (2.38m x 3.28m )

**Parking**
Driveway and Garage

**Council Tax band = D**

**EPC = C**

**Tenure**
Freehold

**Services**
Heating System - Gas
Mains gas, electricity, sewerage and water.
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

