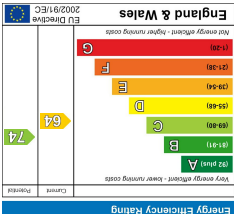
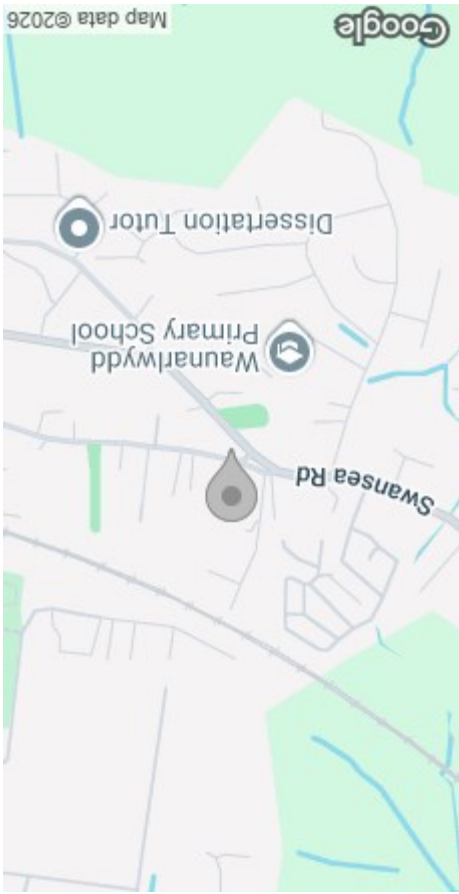


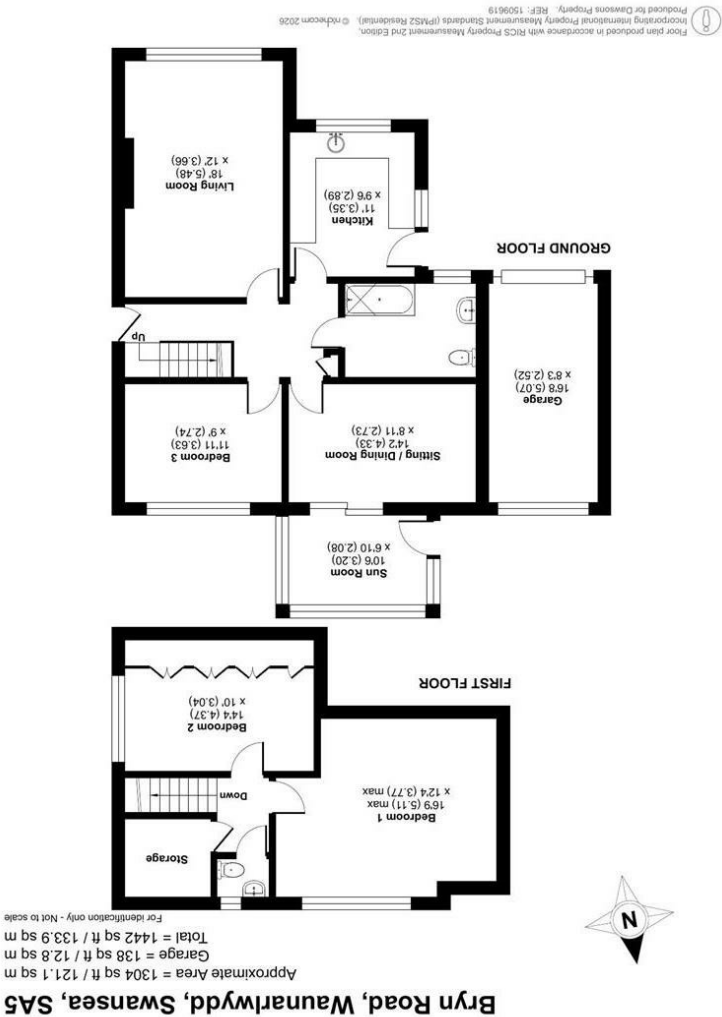
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

Situated on Bryn Road in Waunarlwydd, Swansea, this good size three-bedroom detached dormer bungalow presents an excellent opportunity for those seeking a project to make their own. The property is chain free and vacant, allowing for a smooth transition for potential buyers.

Upon entering, you will find two spacious reception rooms that offer ample space for relaxation and entertaining. Additionally, a sun room provides a lovely spot to enjoy the natural light and views of the garden. The bungalow features three well-proportioned bedrooms, perfect for families looking for that extra space.

The property also includes a family bathroom and W.C as well as a practical driveway leading to an integral garage, ensuring convenient off-road parking.

Situated close to local primary and comprehensive schools, this home is ideal for families seeking a community-oriented environment. With its potential and prime location. Viewings are highly recommended.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Living Room
17'11" x 12'0" (5.48m x 3.66m)

Sitting/Dining Room
14'2" x 8'11" (4.33m x 2.73m)

Sun Room
10'5" x 6'9" (3.20m x 2.08m)

Kitchen
10'11" x 9'5" (3.35m x 2.89m)

Bedroom 3
11'10" x 8'11" (3.63m x 2.74m)

Family Bathroom



First Floor

Landing

Bedroom 1
16'9" max x 12'4" max (5.11m max x 3.77m max)

Bedroom 2
14'4" x 9'11" (4.37m x 3.04m)

W.C

Parking
Driveway and Garage (5.07m x 2.52m)

Council Tax Band = D

EPC = D

Tenure

Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
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

