



Wheatsheaf Drive, Ynysforgan, Swansea, SA6 6QE

Asking Price: £279,950

- Beautifully Presented 3 Bedroom Detached Bungalow
- Generous Plot With Attractive Well Maintained Gardens
- Fantastic Family Home Or Perfect For The Retirement Sector
- Spacious And Versatile Single Storey Accommodation
- Two Contemporary Bathrooms



Entrance Porch

1.94m x 1.03m (6' 4" x 3' 5")

A welcoming entrance porch is accessed via a double glazed front door with a matching glazed side panel, creating a bright and inviting first impression. The space features practical laminate flooring and a built-in coats cupboard with louvre doors, providing useful storage for everyday essentials. From the porch, separate internal doors offer convenient access to both the living room and the kitchen, creating a practical and well-designed flow throughout the home.

Kitchen

6.53m x 2.54m (21' 5" x 8' 4")

An exceptionally well-presented, contemporary fitted kitchen offering an excellent range of matching beech-effect wall and base units complemented by stylish chrome handles and colour-coordinated roll-top work surfaces, providing ample preparation space. The kitchen incorporates a one-and-a-half bowl sink unit with mixer tap, porcelain tiled flooring, part-tiled walls, and plumbing for an automatic washing machine and tumble dryer. Integrated appliances include a fan-assisted electric oven with grill, four-ring gas hob, and stainless steel extractor canopy. Additional features include inset spot lighting, a practical breakfast bar, a double glazed window to the side, and a double glazed door providing access to the side driveway. Open-plan to the dining area, the space is ideal for modern family living and entertaining, with ample room for a dining table and chairs, creating a bright and sociable hub of the home.

Dining Area/Breakfast Room

A good-sized space, ideal for the larger family and suitable for a variety of other uses, being open plan to the kitchen. The room benefits from a double glazed window to the front aspect, laminate flooring, and doors leading to:-

Living Room

5.27m x 3.51m (17' 3" x 11' 6")

Welcome to the heart of the home—a spacious, light and airy living room that offers a warm and inviting atmosphere, perfect for both relaxing and entertaining. A stylish pebble-effect inset electric fire, set within a chrome surround, wooden mantel and marble hearth, creates an attractive focal point. The room is finished with medium oak-effect laminate flooring, a textured ceiling with decorative coving, and benefits from a double-glazed window to the front aspect, allowing plenty of natural light to flood the space. A door provides access back to the entrance porch.

Shower Room

2.11m x 1.16m (6' 11" x 3' 10")

Well-appointed with a modern three-piece suite comprising a corner walk-in glazed shower cubicle with electric shower, low-level W.C. and wash hand basin. Finished with fully tiled walls, ceramic tiled flooring, a heated chrome towel radiator, and a double-glazed frosted window to the front aspect, creating a bright and practical space.

Inner Hallway

With laminate flooring, built in airing cupboard space housing boiler supplying domestic hot water and gas central heating, attic hatch, spot lighting and doors to:-

Master Bedroom

3.58m x 3.53m (11' 9" x 11' 7")

A spacious and inviting principal bedroom, beautifully presented with light oak-effect laminate flooring that enhances the bright and airy feel. The room benefits from a large double-glazed window overlooking the rear aspect, allowing plenty of natural light to flood the space while providing a peaceful outlook. Generously proportioned, this comfortable master bedroom offers ample room for a range of bedroom furniture, creating a relaxing and versatile retreat.

Bedroom Two

3.44m x 2.57m (11' 3" x 8' 5")

A well-proportioned second bedroom offering excellent versatility, ideal as a guest bedroom, TV lounge, home office or study. The room features attractive laminate flooring and double-glazed French doors that open directly onto the charming rear garden, creating a light and airy space with a pleasant outlook.

Bedroom Three

3.53m x 2.86m (11' 7" x 9' 5")

With textured ceiling and coving, fitted wardrobe and double glazed window to rear aspect.



Master Shower Room

2.38m x 1.65m (7' 10" x 5' 5")

Beautifully appointed and finished to a high standard, the master shower room features a contemporary three-piece suite in white, comprising a spacious walk-in shower with a triple-width shower tray, glazed side screen, and twin-head chrome shower. There is a low-level WC and a wash hand basin, complemented by stylish two-tone tiled walls and elegant porcelain floor tiles. Further benefits include a contemporary chrome heated towel rail, recessed spot lighting, and two double glazed windows to the side aspect, providing an abundance of natural light and ventilation.

External

The property is approached via a beautifully maintained front garden, laid predominantly to lawn and complemented by mature shrubs and colourful flower borders, creating an attractive first impression. A gentle flight of steps provides an elegant approach to the bungalow, while the generous driveway offers ample off-road parking.

To the rear, a truly stunning south-west facing garden provides a private and tranquil outdoor retreat. Lovingly landscaped and exceptionally well stocked, it features an impressive selection of mature shrubs, evergreen planting and vibrant perennials, together with raised planters that add both interest and colour throughout the seasons. Low-maintenance artificial lawn, secure fenced boundaries and attractive feature walling complete this delightful space, while a charming blue summer house provides the perfect setting for relaxing, entertaining or enjoying the garden all year round.

Important Fee Information

A Buyer's Premium of £240 (inc. VAT) and a Buyer's Deposit of £300 apply to this purchase.

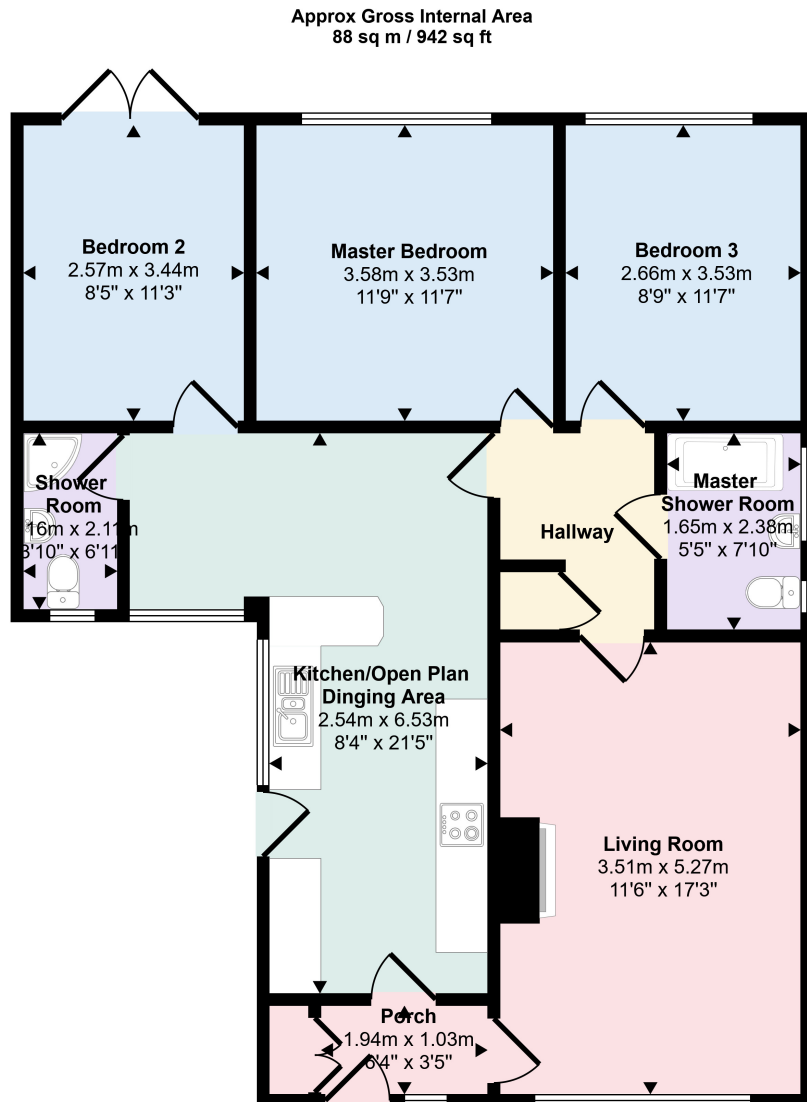
Total payable upfront: £540, plus £15 per purchaser for AML / identity checks. (Therefore, if we have two purchasers it will be £30)

The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications). Full terms are available from Fresh Estate & Letting Agents and should be reviewed before making an offer.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.





Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

