



Greenfield Crescent, Llansamlet, Swansea

**OIRO** £180,000

Council Tax Band D

**sullivan's**  
estate agents

## The Bungalow

Three bedroom detached bungalow with kitchen/breakfast room, wet room and lounge with mountain top views. Shared driveway to a garage with parking available into the rear garden. Upvc double glazed and electric storage heaters. There is no onward chain and this property would benefit from modernization however offers great potential.

### Entrance

Upvc double glazed door to front into porch area with internal upvc double glazed door into the hallway. Laminate flooring. Electric storage heater. Loft access.

### Lounge

Upvc double glazed picture window to rear with mountain top views. Two electric storage heaters.  
17'10" x 11'9" (5.21m x 3.63m)

### Kitchen/Breakfast Room

Fitted with a range of 'beech' effect wall, base and drawer units incorporating stainless steel sink. Built-in eye level stainless steel double oven. Ceramic hob with stainless steel extractor chimney over. Integrated fridge/freezer. Plumbed for washing machine. Built-in airing cupboard housing hot water tank. Pantry with window to side. Upvc double glazed window to front. Upvc double glazed window and door to side into fully glazed porch with door to the rear.

14' x 9'9" (4.27m x 3.02m)

### Bedroom One

Upvc double glazed window to rear with mountain top views. Electric storage heater. Fitted wardrobes and sliding door wardrobes.

12'10" x 11'9" (3.69m x 3.63m)

### Bedroom Two

Upvc double glazed window to front. Electric storage heater. Laminate flooring.

9' x 8'7" (2.74m x 2.65m)



## Sullivans Estate Agents

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We have done all we can to ensure these details are as accurate as possible, however we will not be responsible for any inaccuracies that there may be there in. Please rely on your own investigations and measurements should you need these for any detrimental purpose.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Very energy efficient - higher running costs			
England, Scotland & Wales			