



## 1 Riverside, Llanmorlais, Swansea, SA4 3SU

**Offers In The Region Of £210,000**

We are delighted to present this two bedroom semi detached bungalow, located in the highly sought-after area of Llanmorlais, surrounded by picturesque countryside and the Gower Peninsula. This property offers a prime location with easy access to local schools, shops and amenities, as well as excellent transport links to Penclawdd, Gowerton, and Three Crosses. It's also just a short drive from the M4, Swansea City Centre and the natural beauty of the Gower Peninsula.

The bungalow's ground floor comprises a welcoming hall, a spacious living room, kitchen, two comfortable bedrooms and a wet room. The first floor features a landing and an attic room, offering additional flexibility.

Externally, the front of the property boasts a lawn area with mature shrubs and vibrant flowers, enhancing its curb appeal. A driveway at the side of the property provides convenient off-road parking. At the rear, the wrap-around garden offers an inviting outdoor space, complete with a patio, a lawn area and a diverse range of colourful flowers and mature shrubs, making it a perfect setting for relaxation and entertainment.

## The Accommodation Comprises

### Ground Floor

#### Hall

Entered via front door, staircase leading to the first floor, fitted carpet.

#### Living Room 11'11" x 16'11" (3.63m x 5.16m)



This room features a double glazed window to the side, allowing ample natural light. The centrepiece is a charming fireplace with tiled surround. The floor is covered with a fitted carpet additionally, the room is equipped with an electric storage heater.

#### Kitchen 7'8" x 10'5" (2.34m x 3.18m)



Fitted with matching wall and base units, providing ample storage space and a 1+1/2 bowl stainless steel sink unit. The kitchen includes plumbing for a washing machine and has designated spaces for a fridge, freezer and cooker. Storage cupboard, vinyl flooring and an electric storage heater.

#### Bedroom 1 9'9" x 14'1" (2.98m x 4.29m)



Double glazed window to side, fitted carpet, electric storage heater.

#### Bedroom 2 8'8" x 8'8" (2.65m x 2.64m)



Double glazed window to side, fitted carpet, electric storage heater.

### Wet Room



The bathroom is fitted with a practical three-piece suite, including a walk-in shower cubicle, a wash hand basin and a WC. A frosted double glazed window to the side ensures privacy while allowing natural light to filter in. The walls are partially tiled and has vinyl flooring.

### First Floor

### Landing

### Attic Room



The room features a double-glazed window at the front, which floods the space with natural light and offers a pleasant view. Convenient storage is available in the eaves, maximizing the use of space. The floor is covered with a fitted carpet and an electric storage heater.

### External

At the front of the property, you'll find a lawn area adorned with mature shrubs and vibrant flowers. Additionally, there is a driveway located at the side of the property, offering convenient off-road parking.

### Rear Garden



At the rear of the property, you'll discover a wrap-around garden that enhances the outdoor living space. The garden features a patio, there's also a lawn area, complemented by an array of colourful flowers and mature shrubs that add texture and interest to the landscape.

### Aerial Views



### Agents Notes

Freehold  
Council Band- D  
Services - Services - Mains electric. Mains sewerage. Mains Water.  
Mobile Coverage - Vodafone O2  
Broadband -Basic 8 Mbps Ultrafast 1000 Mbps  
Satellite / Fibre TV Availability - BT Sky

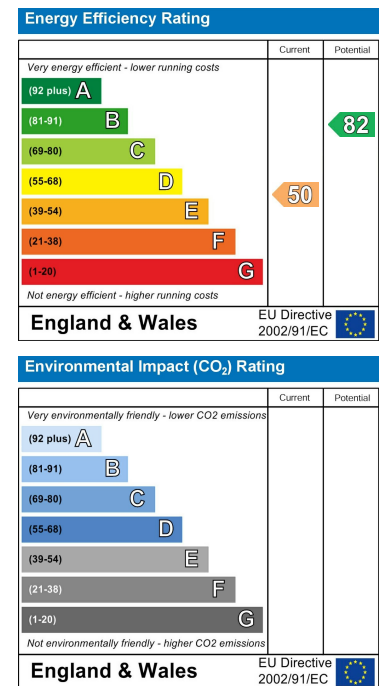
## Floor Plan



## Area Map



## Energy Efficiency Graph



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