



## 42 Trallwn Road, Llansamlet, Swansea, SA7 9XA

**£230,000**

We are pleased to present a three bedroom detached bungalow conveniently located near amenities such as doctors, dentists, local shops and a bus stop. This property offers excellent transport links to the M4 Corridor, Swansea City Centre, Morriston Town and the Enterprise Park.

The bungalow comprises a hall, living room, dining room, kitchen, three bedrooms and a shower room. Externally, the front features a charming courtyard and a driveway leading to a spacious garage for off-street parking and storage. The rear boasts an enclosed garden with a patio area, perfect for outdoor dining and relaxation.

## The Accommodation Comprises

### Hall



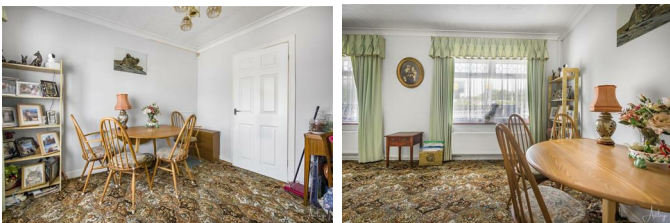
Entered via front door with double glazed window to side, fitted carpet, radiator.

### Living Room 11'10" x 15'5" (3.60m x 4.69m)



This inviting living room features a large, double-glazed window to the front, ensuring ample natural light. At its heart, a charming fireplace with a stone-built surround offers a cosy focal point, fitted carpet and a radiator.

### Dining Room 9'5" x 10'10" (2.88m x 3.29m)



Double glazed window to front, fitted carpet, radiator.

### Kitchen 9'5" x 12'2" (2.88m x 3.71m)



Fitted with matching wall and base units, providing ample storage space. It includes a 1+1/2 bowl stainless steel sink and a built-in cooker with a gas hob. There is plumbing for a washing machine, space for dishwasher and a fridge/freezer. Double-glazed window to the rear, large pantry, tiled flooring and a radiator.

### Bedroom 1 11'10" x 11'11" (3.60m x 3.64m)



Double glazed window to side, fitted carpet, radiator.

### Bedroom 2 9'5" x 10'11" (2.88m x 3.34m)



Double glazed window to side, fitted carpet, radiator.

### Bedroom 3 7'11" x 8'4" (2.42m x 2.55m)



Double glazed window to front, fitted carpet, radiator.

### Shower Room



Fitted with a three-piece suite comprising a spacious shower cubicle, a wash hand basin and a WC. A frosted double-glazed window, vinyl flooring and a radiator.

### Garage

Up and over electric door. Frosted double glazed window to rear and door leading to rear garden.

### External



To the front of the property, there is a charming courtyard with a driveway at the side of the property leads to a spacious garage, offering convenient off-street parking and additional storage.

### Rear Garden



To the rear of the property, you will find an enclosed garden featuring a good patio area, ideal for outdoor dining and relaxation.

### Aerial Views



### Agents Notes

Freehold

Council Band -C

Solar Panels- leased installed 2015

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Mains Water.

Mobile Coverage - EE Vodafone Three O2

Broadband -Basic 3 Mbps Superfast 32 Mbps Ultrafast  
9000 Mbps  
Satellite / Fibre TV Availability - BT Sky Virgin

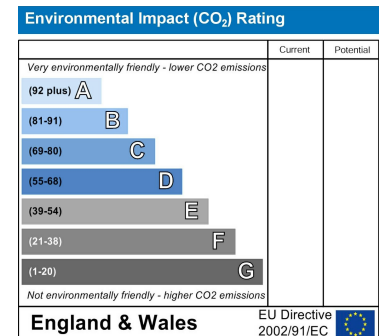
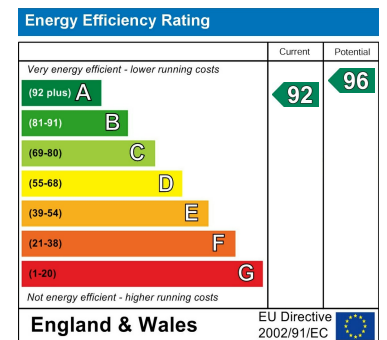
## Floor Plan



## Area Map



## Energy Efficiency Graph



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