



80 Brynmor Road, Gowerton, Swansea, SA4 3EZ

£250,000

Nestled on Brynmor Road in the charming area of Gowerton, Swansea, this delightful two bedroom detached bungalow offers a perfect blend of comfort and convenience. Ideal for those looking to downsize, this property features a lounge/dining room that boasts a lovely bay window, allowing natural light to flood the space. A door leads seamlessly from the lounge to the well appointed kitchen. The bungalow comprises two generously sized double bedrooms and a modern shower room completes the interior. Outside, the property benefits from a driveway that accommodates off road parking for one vehicle, along with side gated access on both sides, leading to the rear garden. The enclosed rear garden is predominantly lawned, offering outdoor space for gardening enthusiasts or simply enjoying the fresh air. Situated within close proximity to a range of amenities, including a doctor's surgery, chemist, local shops and a bus stop, this bungalow is perfectly positioned for easy access to everyday conveniences. Furthermore, excellent transport links to the City Centre, M4 motorway and Trostre. In summary, this charming bungalow on Brynmor Road presents a wonderful opportunity for comfortable living in a well connected location, this property is sure to impress.

The Accommodation Comprises

Porch

Entrance door to front, tiled flooring, door leading into the hallway.

Hall



Tiled flooring, radiator,

Lounge/Dining Room 25'2" m (into bay) x 10'1" (7.69 m (into bay) x 3.08m)



The lounge/dining room is bright and welcoming, featuring a double glazed bay window to the front with two additional double glazed windows to the side to enhance the airy atmosphere. The room is comfortably heated by two radiators, ensuring a cosy environment, and a door conveniently connects this space to the kitchen, creating an ideal layout for both everyday living and entertaining.

Kitchen 7'0" x 12'2" (2.13m x 3.71m)



The kitchen, featuring a range of fitted wall and base units with worktop space. It includes a 1+1/2 bowl sink unit with tiled splashbacks. There is space allocated for a fridge/freezer and washing machine along with a built-in electric oven and hob, complemented by an extractor hood. A cupboard conveniently houses the boiler keeping it neatly out of sight, radiator. Double glazed window to the rear overlooking the rear garden, while a double glazed door to the side provides easy access to the garden.

Bedroom 1 12'6" (into bay) x 10'0" (3.83m (into bay) x 3.06m)



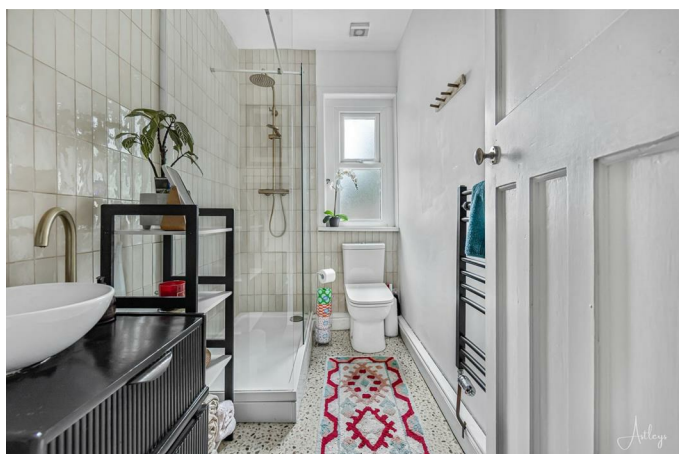
Double glazed bay window to front, access to part boarded loft attic with pull down ladder, radiator.

Bedroom 2 11'6" x 10'0" (3.51m x 3.06m)



Double glazed window to rear, radiator.

Shower Room



The shower room is stylish and modern, fitted with a three piece suite comprising a fully tiled double shower cubicle, vanity wash hand basin, and a WC. Tiled splashbacks, heated towel rails and a double glazed window to the rear.

External



To the front of the property, a gravelled driveway provides ample off road parking and is complemented by gated side access on both sides, leading to the rear garden.

The rear garden is fully enclosed and features a lawned garden, along with a patio area ideal for relaxing or entertaining. Additionally, the garden benefits from an outdoor tap and external power supply, adding convenience for gardening or other outdoor needs.

Agents Note

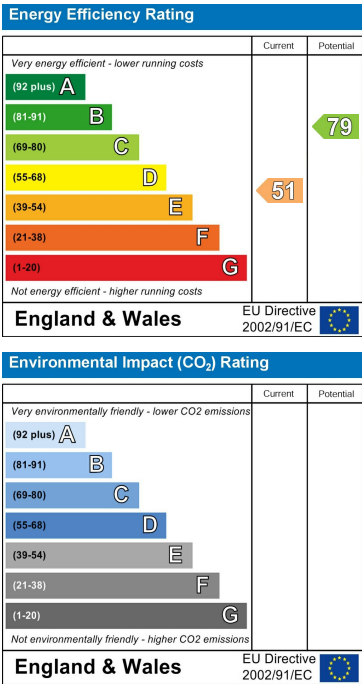
Floor Plan



Area Map



Energy Efficiency Graph



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