

## 146 Kingrosia Park, Clydach, Swansea, SA6 5PF

**£245,000**

Nestled in the serene cul-de-sac of Kingrosia Park, Clydach, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning 732 square feet, the property is an excellent choice for individuals or couples looking to downsize without sacrificing space. With no onward chain, you can move in with ease and start enjoying your new home right away. Originally designed as a three bedroom residence, the bungalow has been thoughtfully reconfigured to feature two spacious double bedrooms. Upon entering, you are welcomed by an entrance hall that leads into a generous lounge and the kitchen and dining area create a lovely space for enjoying meals with family and friends and includes a well appointed shower room. Outside, there is a generous driveway provides ample parking space, complemented by a garage that offers additional storage or vehicle accommodation. Situated in a peaceful residential area, this bungalow is conveniently located near Clydach Village, where you will find essential amenities such as a local shop, doctors' surgery and chemist. This prime location combines the benefits of a quiet neighbourhood with easy access to local services, making it an ideal choice for those seeking a relaxed yet connected lifestyle. Don't miss the opportunity to make this charming bungalow your new home.

## The Accommodation Comprises

### Porch

Entered via door to front with side panel window, storage cupboard with wall mounted boiler, radiator.

### Kitchen/Dining Room 19'8" x 8'5" (5.99m x 2.56m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit, tiled splashbacks, plumbing for washing machine, space for fridge/freezer and cooker, double glazed windows to side, double glazed door to side.

### Lounge 16'2" x 12'0" (4.93m x 3.66m)

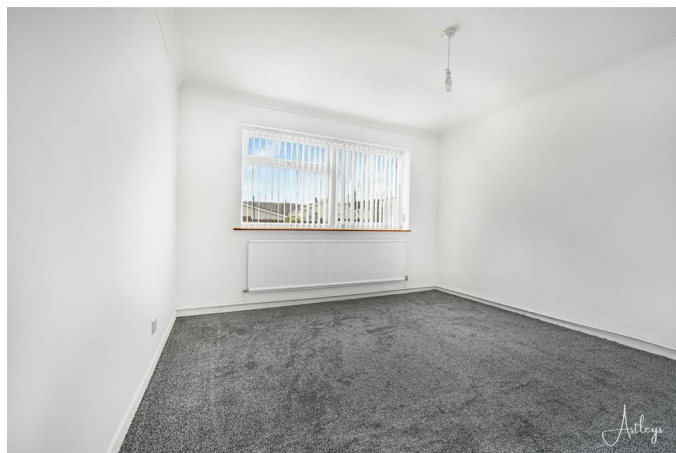


Double glazed window to front, radiator.

### Inner Hallway

Storage cupboard, access to loft.

### Bedroom 1 11'11" x 11'7" (3.62m x 3.53m)



Double glazed window to rear, radiator.

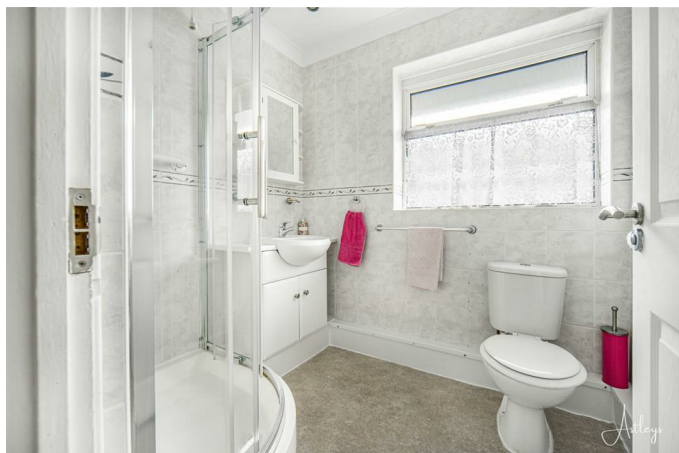
### Bedroom 2 11'11" x 9'1" (3.62m x 2.76m)



Double glazed window to rear, radiator.



### Shower Room



Three piece suite comprising tiled shower cubicle, vanity wash hand basin and WC. Tiled walls, heated towel rail, double glazed window to side.

### External



To front front of the property is a lawned garden, side block driveway with generous parking leading to the garage,

There is a pleasant rear garden with a paved patio and a lawned garden.

### Rear Garden



### Aerial Images



### Agents Note

Tenure - Freehold

Council Tax Band - D

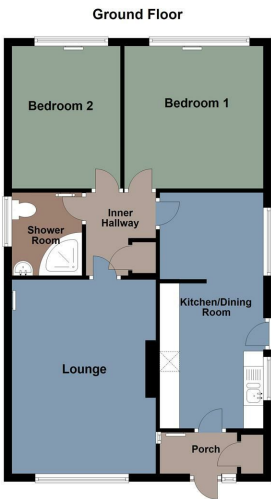
Services - Mains electric. Mains sewerage. Mains Gas. Water Meter/Mains water.

Mobile coverage - EE Vodafone Three O2

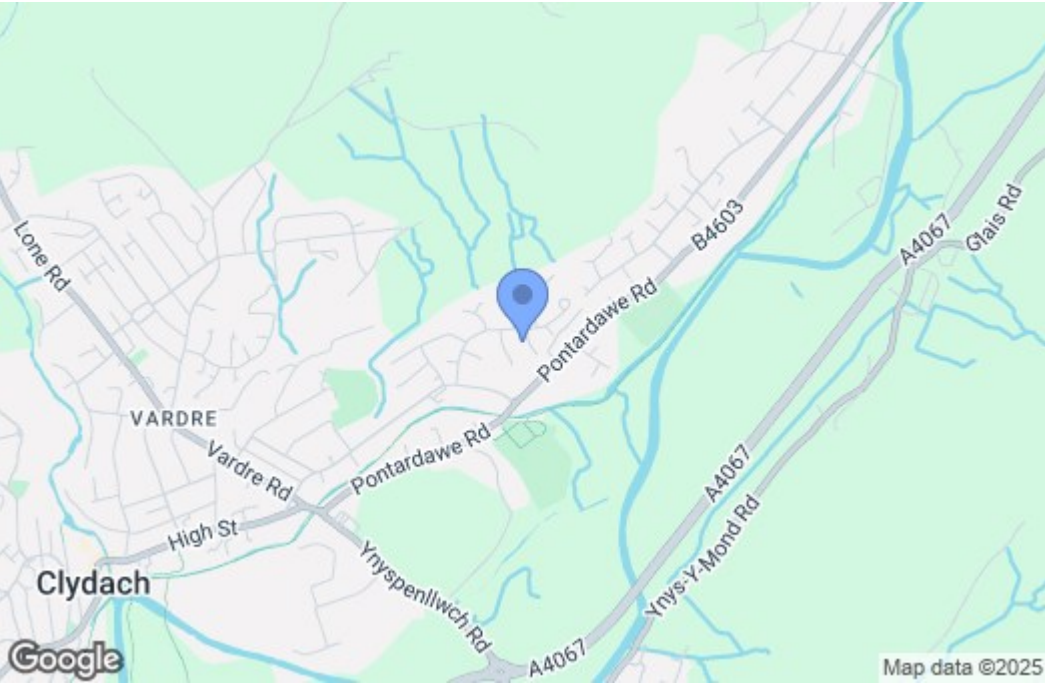
Broadband - Basic 15 Mbps Superfast 65 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky

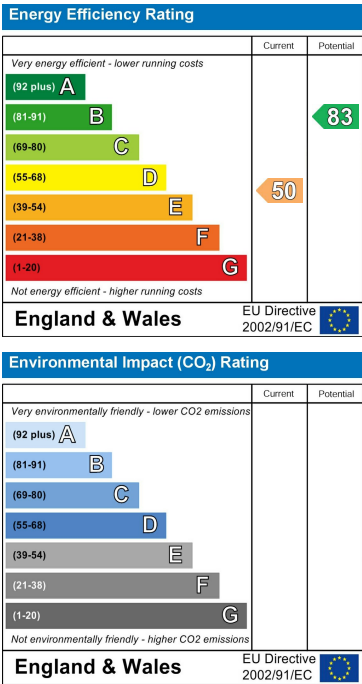
Floor Plan



Area Map



Energy Efficiency Graph



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