



19 Kingrosia Park, Clydach, Swansea, SA6 5PN

£240,000

In the highly sought after Kingrosia Park area of Clydach, Swansea, this semi detached bungalow presents an exceptional opportunity for individuals or couples seeking to downsize without sacrificing space. The property features a welcoming entrance hall that leads to two well proportioned bedrooms and a modern shower room. The lounge, which overlooks the beautifully maintained garden, provides a serene space to relax and unwind. The modern kitchen is a highlight, complete with doors that open into a delightful conservatory, allowing you to bask in the picturesque views of the generously sized garden. This outdoor space is perfect for enjoying the fresh air or entertaining guests. Additionally, the ample driveway offers convenient parking, ensuring ease of access for both you and your visitors.

One of the standout aspects of this property is its prime location. Residents will appreciate the close proximity to Clydach Village, where essential amenities such as a local shop, doctors' surgery, and chemist are readily available. This combination of a tranquil neighbourhood and easy access to local services makes it an ideal choice for those seeking a relaxed yet connected lifestyle.

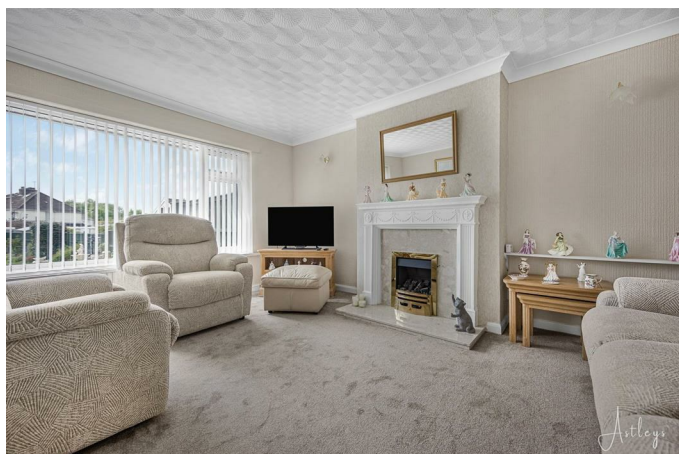
Whether you wish to enjoy the peace of a suburban setting or the convenience of nearby facilities, this bungalow strikes the perfect balance.

The Accommodation Comprises

Hall

Entered via double glazed door to front, radiator, access to loft with pull down ladder, partly boards with the boiler.

Lounge/Dining Room 15'1" x 14'6" (4.61m x 4.41m)



The lounge is a bright and inviting space, featuring a large double glazed window to the rear that offers lovely views of the well-maintained garden. A gas fire set within a stylish surround adds a warm focal point, radiator.

Kitchen 8'5" x 10'10" (2.57m x 3.31m)



The modern kitchen is well-equipped with a range of stylish wall and base units topped with practical work surfaces, complemented by a stainless steel sink unit. It includes plumbing for both a washing machine and

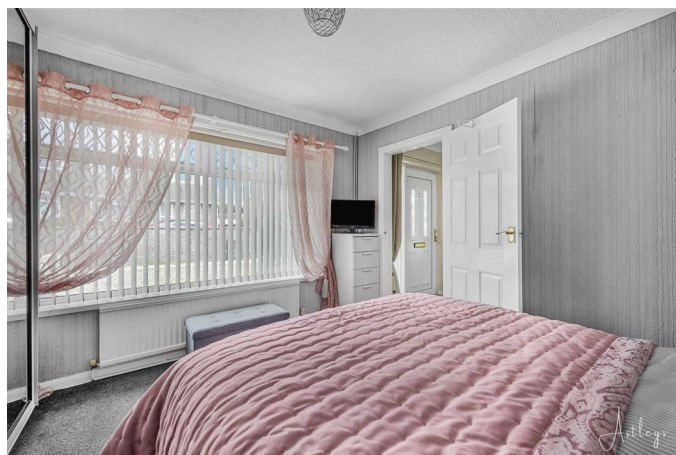
dishwasher, space for a fridge/freezer, and a built-in electric oven with a four-ring gas hob and extractor hood above. Natural light floods the room through double glazed windows to the side and rear, while a double glazed door provides direct access to the conservatory.

Conservatory



The conservatory is a bright and airy space of double glazed construction, featuring windows to the side and rear that allow for plenty of natural light. A radiator ensures year-round comfort, while double glazed double doors open directly onto the garden, creating a seamless indoor-outdoor living experience.

Bedroom 1 11'6" x 11'7" (3.51m x 3.54m)



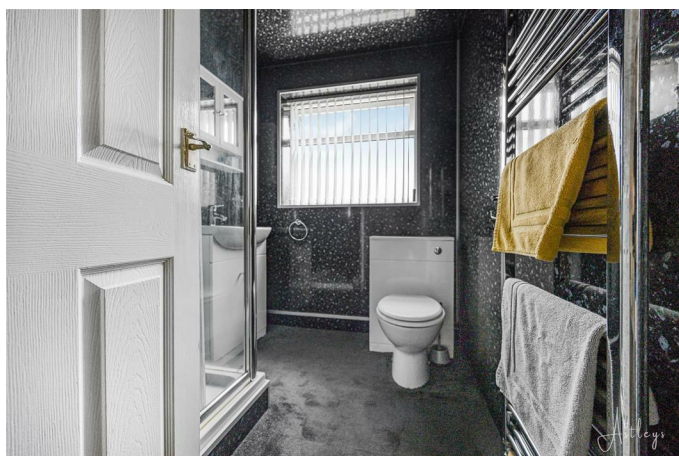
Double glazed window to front, built-in with mirror fronted wardrobes, storage cupboard, radiator.

Bedroom 2 11'1" x 7'6" (3.39m x 2.28m)



Double glazed windows to side and rear, built-in mirror fronted wardrobes, radiator.

Shower Room



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

External



Outside, the front of the property features a low-maintenance gravelled garden alongside a driveway that provides access to the garage.

The generously sized rear garden offers a mix of outdoor spaces, including an area laid with artificial grass, a section with decorative chippings, a patio ideal for seating or entertaining, and a well-maintained lawn bordered by mature shrubs for added privacy and greenery.

Rear Garden



Rear Garden



Aerial Images



Agents Note

Tenure - The vendor is in the process of buying the freehold and will be freehold on completion

Council Tax Band - C

Services - Mains electric, Mains sewerage, Mains gas, Water meter

Mobile coverage - EE Vodafone Three O2

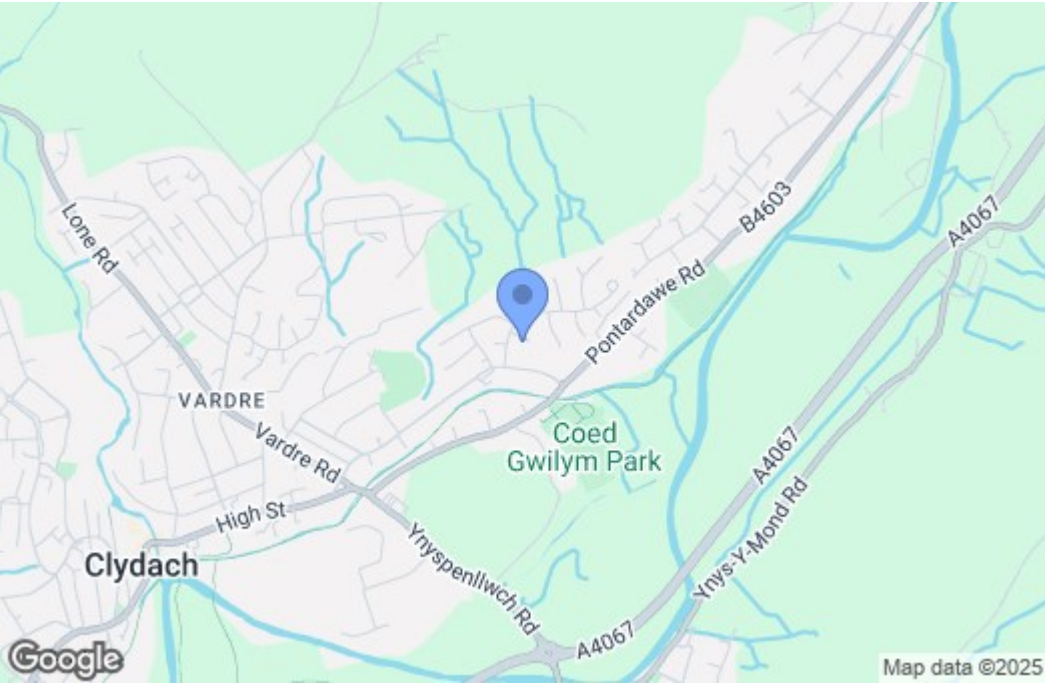
Broadband - Basic 16 Mbps Superfast 80 Mbps

Satellite / Fibre TV Availability - BT Sky

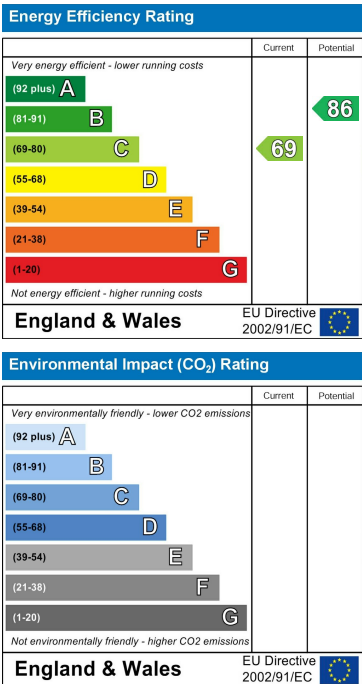
Floor Plan



Area Map



Energy Efficiency Graph



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