

## 53 Western Road, Clydach, Swansea, SA6 5DY

**Offers In The Region Of £360,000**

Situated in the village of Clydach, Swansea, this remarkable detached bungalow sits on a generous 0.40-acre plot, making it an ideal family home. The property features a well-planned layout, beginning with an inviting entrance hall that leads to two spacious reception rooms including a sitting room and a lounge/dining room that connects seamlessly to the kitchen. The accommodation comprises three bedrooms, including a master bedroom with its own en-suite, along an additional separate family bathroom. The exterior is equally captivating, showcasing a tiered lawn that leads to the front door, complemented by a charming balcony that adds character to the home. The property also offers ample parking, with a driveway leading to a garage, while garden enthusiasts will appreciate the inclusion of a greenhouse and sheds. A long forest path enhances the outdoor space further, leading to a sizeable area at the rear that provides additional parking—ideal for storage or leisure activities.

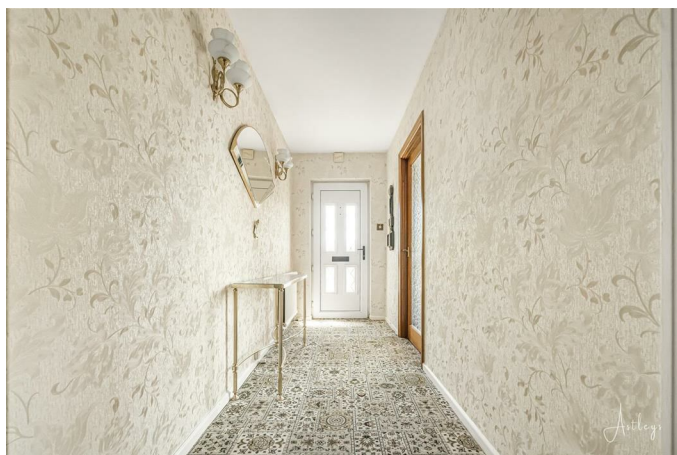
Conveniently located, the bungalow offers easy access to the M4 motorway, making commuting straightforward. The amenities of Clydach are just a short distance away, and families will benefit from being close to well-regarded primary schools. With its spacious layout, generous grounds, and sought-after location, this well-appointed bungalow presents a rare opportunity in today's market—one not to be missed.



## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



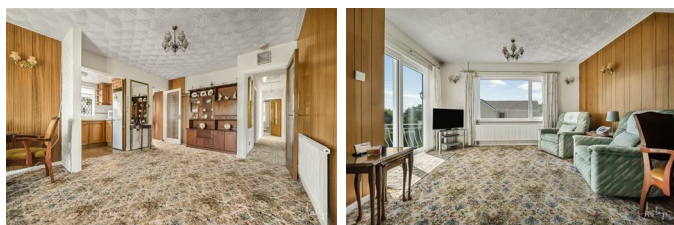
Entered via door to side, fitted carpet, radiator.

#### Sitting Room 17'11" x 11'11" (5.46m x 3.64m)



The sitting room features an electric fireplace and coving to ceiling, fitted carpet and a large double glazed window to the side allowing for plenty of natural light.

#### Lounge/Dining Room 28'5" x 11'11" (8.67m x 3.64m)



This impressive lounge/dining room is generously sized and well appointed, featuring a wide double glazed window to the front, fitted carpet and two radiators. A sliding door opens onto a private balcony, while the space flows seamlessly into the kitchen.

#### Another Aspect Of The Lounge/Dining Room



#### Kitchen 15'3" x 5'4" (4.66m x 1.63m)



The kitchen is fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for a fridge/freezer, dishwasher, and cooker. Finished with vinyl flooring and a double glazed window to both the side and front.

#### Rear Porch



Fitted carpet.

#### Utility Area 14'1" x 4'8" (4.30m x 1.43m)

Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink and space for freezer, washing machine and tumble dryer. Boiler, coving to ceiling, three single

glazed windows to the side, door leading to side driveway.

### Bathroom



The bathroom is fitted with a three piece suite comprising a bath with shower over, wash hand basin, and WC. Additional features include a single glazed window to the side, built in cupboard housing the water tank, panelled walls, and fitted carpet.

### Bedroom 1 15'10" x 6'7" (4.83m x 2.00m)



Double glazed window to rear, fitted carpet, radiator.

### En-suite Shower Room



The en suite is fitted with a three piece suite comprising a shower, wash hand basin and WC. With fitted carpet, radiator.

### Bedroom 2 10'5" x 13'11" (3.17m x 4.25m)



Double glazed window to side, fitted carpet, radiator.

### Bedroom 3 8'11" x 11'11" (2.73m x 3.64m)



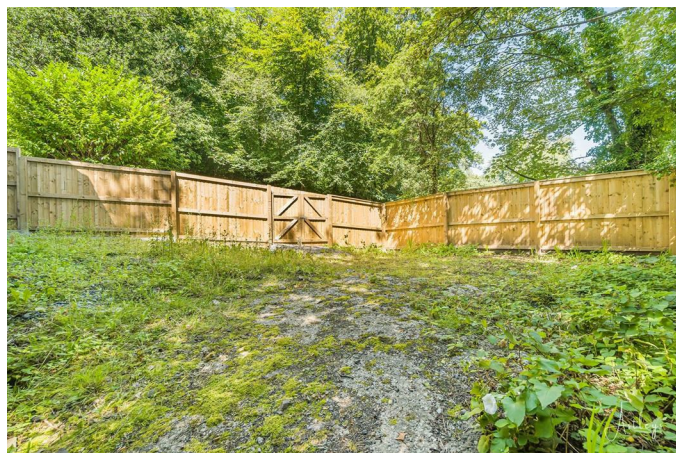
Double glazed window to side, fitted carpet, radiator.



### Attic Space



### Additional Parking to The Rear



### Rear Garden



### External



To the side of the property, a beautifully maintained tiered walkway leads up to the main entrance and connects seamlessly to the balcony area. At the front, a driveway provides access to the rear garden, where a garage is located. Beyond the garage, a long forest path extends to a gated, small car port.

### Another Aspect Of The Rear Garden



### Aerial Images



### Agents note

Tenure - Freehold

Council Tax Band - E

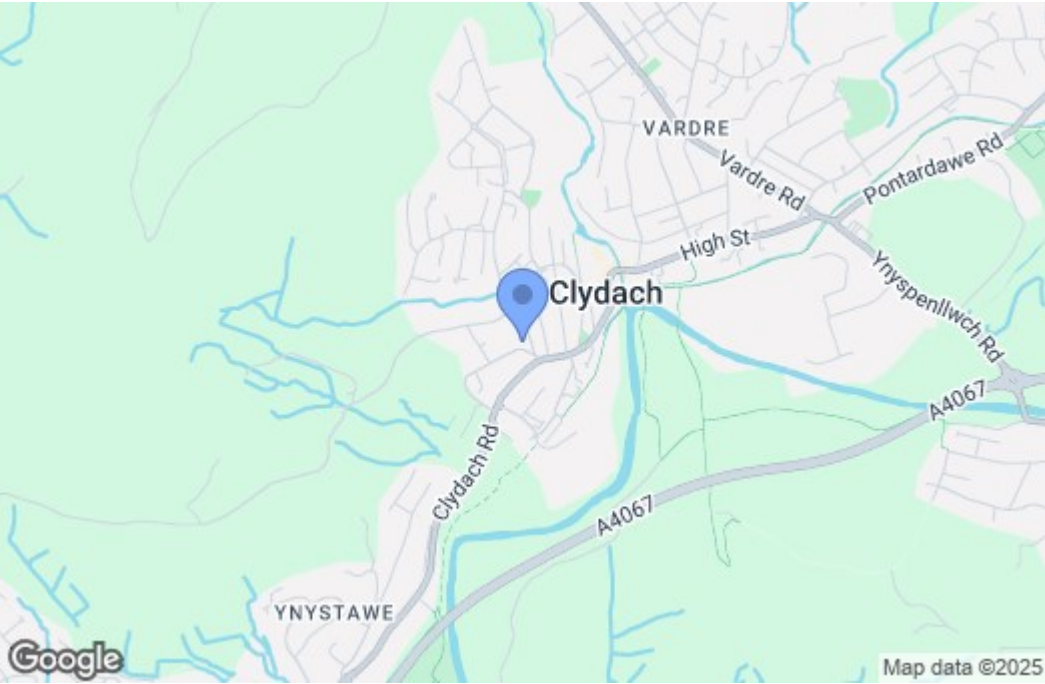
Services - Mains electric, Mains sewerage, Mains gas,  
Mains water/Water meter

Mobile coverage - EE, Vodafone, Three, O2  
Broadband - Basic 13 Mbps, Superfast 64 Mbps,  
Ultrafast 10000 Mbps  
Satellite / Fibre TV Availability - BT, Sky

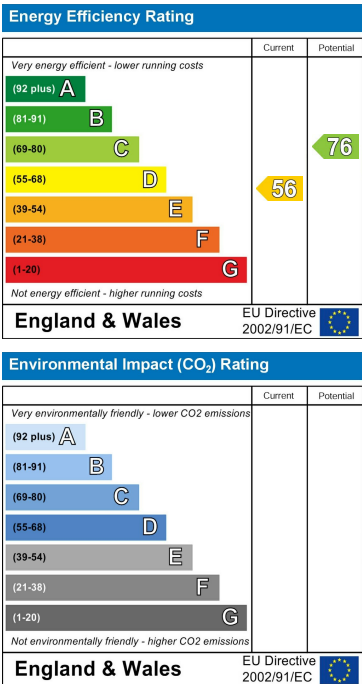
Floor Plan



Area Map



Energy Efficiency Graph



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