



14 Bryntywod, Llangyfelach, Swansea, SA5 7LE

£195,000

In the highly sought-after area of Bryntywod, Llangyfelach, Swansea, this charming detached bay-windowed bungalow offers a fantastic opportunity for a variety of buyers. Whether you're looking to downsize and enjoy a peaceful garden setting or a family seeking a home with potential to extend (subject to planning), this property is brimming with promise. Offered with no onward chain, it is ideal for those ready to move without delay. The property is also ideally located close to the M4 corridor, reputable local schools, Morriston Hospital, the DVLA, and a bus route situated at the start of the road making it perfect for commuters and families alike. Upon entry, you're welcomed by the entrance hall that leads to the bedrooms, shower room, lounge and a dining room that flows seamlessly into the kitchen. Outside, the appeal continues with a driveway and a neatly kept front lawn. A paved pathway offers convenient side access to the rear garden. A standout feature of this home is the enclosed and larger than average. The garden is a true haven for gardening enthusiasts, beautifully laid to lawn and complemented by a variety of mature shrubs and trees, creating a tranquil setting for relaxation or outdoor living. Whether you're a growing family looking to make your mark or seeking a serene garden retreat, this bungalow in Bryntywod is a wonderful place to call home.

The Accommodation Comprises

Hall

Entered via door front front, radiator.

Lounge 11'2" x 10'11" (3.41m x 3.33m)



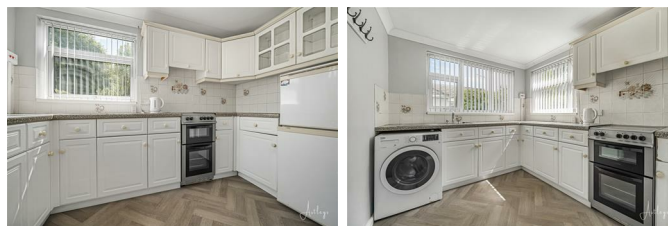
The lounge features a large double glazed bay window to the front, allowing for an abundance of natural light, radiator.

Dining Room/Sitting Room 9'4" x 10'10" (2.84m x 3.31m)



This room offers a versatile space, featuring a double glazed window to the side fireplace serves as a focal point, radiator, a convenient doorway provides easy access to the kitchen, making the space perfect for both everyday living and

Kitchen 8'4" x 10'10" (2.54m x 3.31m)



The kitchen is fitted with a range of wall and base units, complemented by ample worktop space for meal preparation. It features a 1½ bowl stainless steel sink positioned beneath a double glazed window to the rear, offering pleasant views over the rear garden. Additional double glazed window and door to the side allow for plenty of natural light and provide direct access to the garden. The kitchen also includes space for a fridge/freezer, washing machine and cooker, along with a radiator.

Bedroom 1 11'2" x 10'11" (3.41m x 3.34m)



Double glazed bay window to front, radiator.

Bedroom 2 9'5" x 8'0" (2.88m x 2.44m)



Double glazed window to rear, radiator.

Shower Room



Fitted with three piece suite comprising with shower, wash hand basin and WC. Tiled walls, radiator, access to loft, frosted double glazed window to rear.

External



To the front of the property is driveway with a garden laid to lawn. Pave pathway to side with wooden gate giving access to the rear

The rear garden is a pleasant surprise enclosed and larger than average, mainly laid to lawn with a range of mature shrubs and trees

Front Garden



Rear Garden





Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - C

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

Mobile coverage -EE Vodafone Three O2

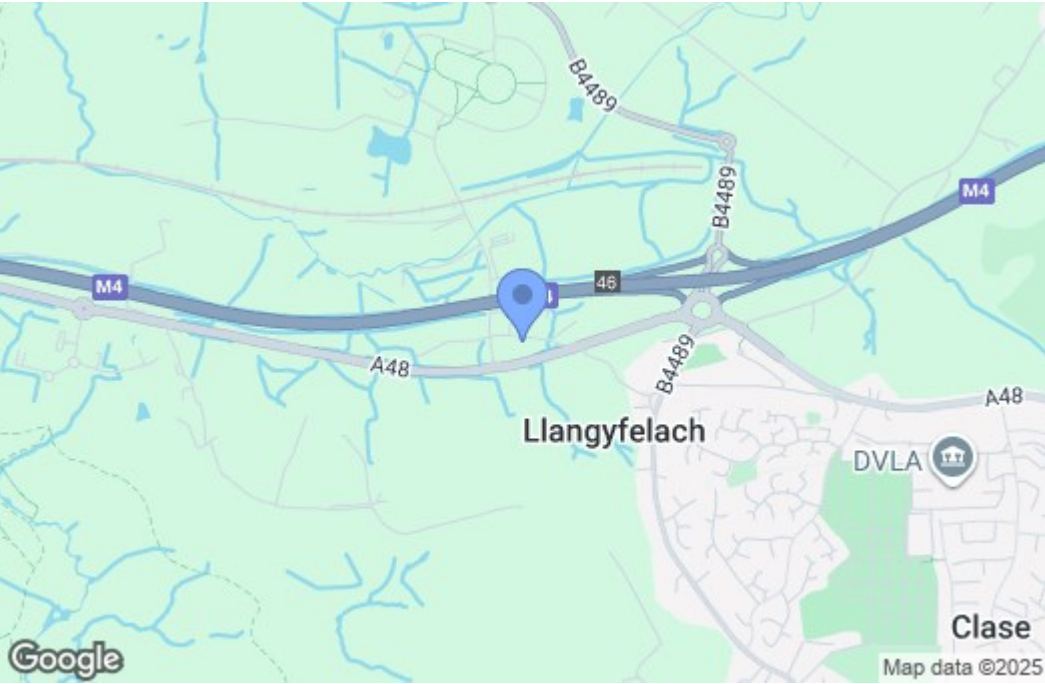
Broadband - Basic 7 Mbps

Satellite / Fibre TV Availability - BT Sky

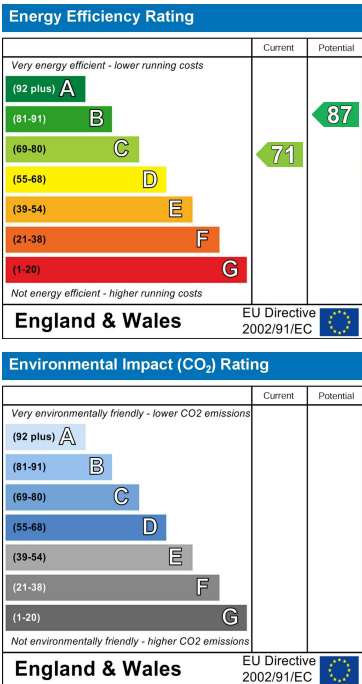
Floor Plan



Area Map



Energy Efficiency Graph



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