



Heol Nant Bran, £180,000

- Semi Detached Bungalow
- Driveway Garage
- Enclosed Rear Garden
- Close to M4 Corridor
- Close to Llansamlet Enterprise Zone
- EPC Rating: D



2 1 1



About the property

A fantastic opportunity to acquire this two-bedroom semi-detached bungalow offering great potential for modernisation and personalisation. Situated in a convenient location close to the M4 corridor, local schools, and a range of everyday amenities, this property is ideal for buyers looking to create a comfortable home with excellent transport links.

The accommodation comprises a Porch entrance leading to a bright living room, kitchen, two well-proportioned bedrooms, and a family shower room. The layout offers a practical footprint with scope to reconfigure or modernise to suit individual requirements.

To the front of the property there is a driveway providing off-road parking which leads to a detached garage. The rear of the property benefits from an enclosed garden offering a private outdoor space with plenty of potential for landscaping or creating a pleasant seating area.



Accommodation

Porch

Lounge

17' 3" x 11' 7" (5.26m x 3.53m)

Kitchen

13' 8" x 10' 5" (4.17m x 3.17m)

Hall

Bedroom One

12' 2" x 11' 8" (3.71m x 3.56m)

Bedroom Two

9' 11" x 8' 11" (3.02m x 2.72m)

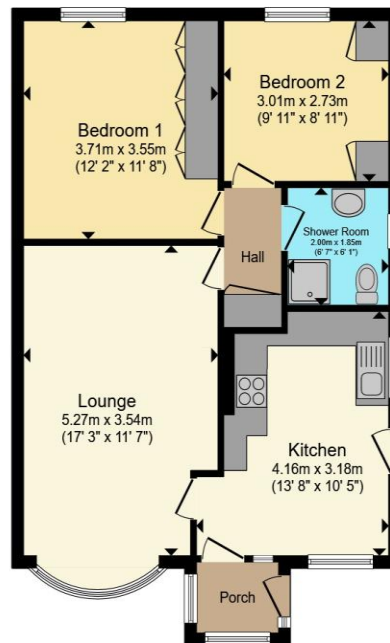
Shower Room

6' 7" x 6' 1" (2.01m x 1.85m)

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Floorplan



First Floor

Total floor area 63.5 m² (683 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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