



Lon Brynawel, offers in excess of £200,000

- Well-presented throughout
- Stylish family bathroom
- Private rear patio
- Ideal first-time purchase or investment opportunity
- Convenient access to local amenities and transport links
- EPC Rating: C



 2  1  1



About the property

Situated in the popular area of Llansamlet, this beautifully presented two-bedroom semi-detached bungalow offers modern living throughout and is ideal for first-time buyers, young professionals, or investors alike.

The accommodation briefly comprises a welcoming entrance hall, a spacious and light-filled lounge, and a contemporary fitted kitchen with ample storage and dining space. To the first floor are two well-proportioned bedrooms and a stylish family bathroom finished to a modern standard.

Externally, the property benefits from a private rear patio, perfect for relaxing or entertaining, along with a driveway providing off-road parking.

Conveniently located close to local amenities, schools, transport links, and the M4 corridor, this attractive home combines comfort, practicality, and excellent accessibility. Don't miss out on this property - call Peter Alan Morriston now to arrange a viewing!



Accommodation

01792 798201

morrison@peteralan.co.uk

Floorplan



Total floor area 53.7 m² (578 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



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

