



# Heol Pen Y Scallen, Loughor Swansea

**£175,000**

- Sought After Area
- Off Road Parking
- Good Sized Garden
- Close to Local Amenities
- EPC Rating: D



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## About the property

Situated in the highly sought-after area of Loughor, this charming two-bedroom semi-detached bungalow offers spacious and versatile accommodation, ideal for a wide range of buyers. The property enjoys a bright and airy feel throughout and provides direct access to a beautifully maintained rear garden, creating a welcoming and comfortable living environment.

Upon entering, a generous hallway leads through to a well-proportioned lounge, followed by a kitchen designed for everyday living. The bungalow further benefits from two good-sized bedrooms and a well-appointed bathroom, alongside the added convenience of off-road parking.

A particular highlight of the property is the loft space, which offers excellent potential for conversion (subject to the necessary planning consents), presenting an

## Accommodation

### Lounge

15' 8" x 13' 1" ( 4.78m x 3.99m )

### Kitchen

9' 5" x 12' 9" ( 2.87m x 3.89m )

### Bedroom 1

11' 7" x 11' 8" ( 3.53m x 3.56m )

### Bedroom 2

12' 9" x 9' 6" ( 3.89m x 2.90m )

### Shower Room

## 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.