



# Mynydd Bach Y Glo, Waunarlwydd Swansea

£380,000

- Semi-detached four-bedroom home
- Three versatile reception rooms
- No onward chain
- Expansive Rear Garden
- EPC Rating: C



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## About the property

Welcome to Ael Y Bryn, a semi-detached property that provides the perfect balance of comfort, practicality, and potential. Offered with no onward chain, this four-bedroom home is well-suited to growing families or those looking for additional space. This property also comes with a pre-application with Swansea Council for the erection of a new detached single-storey dwelling (bungalow) within the rear garden of the property. For further information on plans, please contact the office on 01792 641 481.

The ground floor offers three reception rooms, ideal for living, dining, work-from-home space, or a playroom. The heart of the home is the large kitchen-diner, providing an excellent open area for family meals and entertaining, complemented by a separate utility area for convenience.

Upstairs, the property continues to impress with four good-sized bedrooms. The principal bedroom benefits from a private balcony, offering pleasant views over the substantial rear garden—a perfect spot for morning coffee or evening relaxation.

## 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.

## Accommodation

### Lounge One

23' x 12' 6" ( 7.01m x 3.81m )

### Lounge Two

13' x 10' ( 3.96m x 3.05m )

### Dining Room

12' 3" x 9' 5" ( 3.73m x 2.87m )

### Bedroom One

23' x 12' 6" ( 7.01m x 3.81m )

### Bedroom Two

11' 5" x 10' 3" ( 3.48m x 3.12m )

### Bedroom Three

13' 1" x 10' 3" ( 3.99m x 3.12m )

### Bedroom Four

11' 9" x 5' 5" ( 3.58m x 1.65m )