



## Heol Dal Y Coppa, offers in excess of £200,000

- Three Bedroom Detached Bungalow
- Multi-tiered rear garden ideal for families and outdoor living
- Driveway and front garden providing off-road parking
- Garage located to the rear for additional storage
- Popular residential location with local amenities nearby



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## About the property

This well-presented 3-bedroom detached bungalow in Llansamlet offers an excellent opportunity for families seeking a home with both practicality and comfort. The property is set on a generous plot with a front garden and driveway providing off-road parking, while a garage to the rear ensures additional storage.

Inside, the bungalow provides flexible living accommodation, with three bedrooms that can be adapted for family use, guest rooms, or a home office. The layout makes the most of the available space, offering a homely yet functional environment.

One of the standout features is the attractive multi-tiered garden to the rear, offering a mix of outdoor spaces perfect for entertaining, relaxing, or for children to play. The elevated tiers also create a sense of privacy and variety, adding character to the property.

Situated in Llansamlet, the home benefits from excellent local amenities, schools and transport links, making it well-suited for families or those seeking convenient access to Swansea and beyond.



## Accommodation

### **Porch**

5' 9" x 4' 7" ( 1.75m x 1.40m )

### **Kitchen**

15' 8" x 9' 5" ( 4.78m x 2.87m )

### **Lounge**

15' 7" x 12' ( 4.75m x 3.66m )

### **Hall**

7' 11" x 6' ( 2.41m x 1.83m )

### **Bedroom One**

9' 8" x 11' 9" ( 2.95m x 3.58m )

### **Bedroom Two**

9' 8" x 9' 8" ( 2.95m x 2.95m )

### **Bedroom Three**

7' 11" x 8' 8" ( 2.41m x 2.64m )

### **Bathroom**

6' 9" x 6' 5" ( 2.06m x 1.96m )

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## Floorplan



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