



MELANIE ANDERSON
Independent Estate Agents POWERED BY **exp** UK

Yr Aran, Dunvant, Swansea, SA2 7PX

Offers Over £250,000

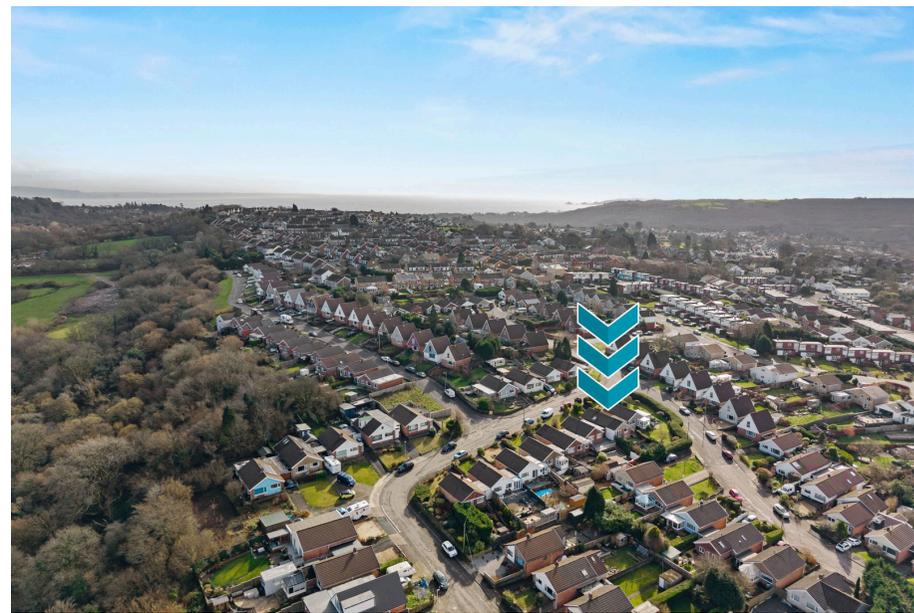
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- Well Presented Three Bedroom Detached Bungalow
- Stunning Countryside Views
- Accommodation Spread Over One Level
- Quiet Cul-De-Sac Setting
- Balcony to Rear
- Tiered Rear Garden with Side Access
- Conservatory/Storage Room
- Sought After Location Nearby Local Schools
- Close to Popular Shops, Cafe's, Pubs & Amenities
- Quote RT001

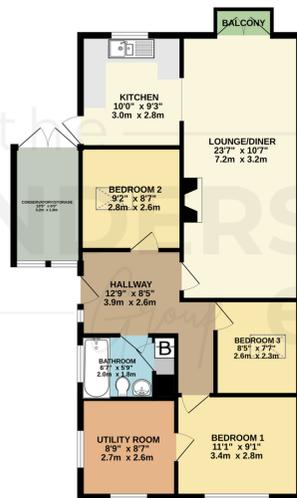


Well presented three bedroom detached bungalow situated in the sought after location of Dunvant, know for it's family friendly, tight-nit community. Property is modernised throughout and benefits from open plan living room/diner with balcony, open to kitchen, Positive Input Ventilation (PIV) system, off-road parking and beautiful views over the rolling countryside hills of Gower. Property is set over one level and comprises; Hallway, lounge/diner, balcony, kitchen, three bedrooms, family bathroom, utility room/study and conservatory (externally accessed). Outside space includes lawned front garden with lots of greenery, driveway, side access to rear garden - which is laid to Astroturf and tiered with steps down. This house boasts tranquility and peaceful living, set in a quiet cul-de-sac. Nearby local shops and amenities. Close to popular primary and secondary schools. Viewing is highly recommended. Freehold.



Qu

GROUND FLOOR
861 sq. ft. (80.0 sq. m.) approx.



TOTAL FLOOR AREA - 861 sq. ft. (80.0 sq. m.) approx.
Whilst this diagram has been made to illustrate the accuracy of the proposed contract, it is not intended to be a substitute for a professional survey. The seller, or any other person, does not warrant the accuracy of the information provided. The seller, or any other person, does not warrant the accuracy of the information provided. The seller, or any other person, does not warrant the accuracy of the information provided. The seller, or any other person, does not warrant the accuracy of the information provided.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Swansea, Mumbles & Cower

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