



## 1 Maeslan, Rhos, Swansea, SA8 3HH

**Offers In The Region Of £219,950**

A well presented three bedroom detached bungalow, occupying a generous corner plot in a sought-after location. The property benefits from spacious and versatile accommodation throughout, including a bright and airy living space, fitted kitchen, conservatory, three good-sized bedrooms, a family bathroom and a separate cloakroom.

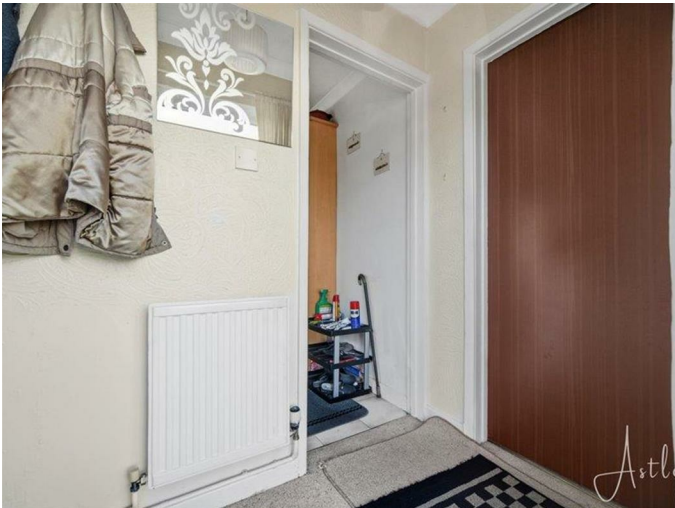
Externally, the property offers well-maintained gardens to the front and rear, along with a driveway providing off-road parking and a detached garage. Offered to the market with no onward chain, this home presents an excellent opportunity for a smooth and straightforward purchase.

## Main Dwelling



Enter through PVC door into:

**Hallway 6'4" x 4'2" (1.954 x 1.276)**



With covered ceiling and radiator.

## Lounge 15'11" x 10'5" (4.860 x 3.180)



Cosy lounge with large bay window to front, radiator, gas fire (not tested) and covered ceiling.

## Lounge



**Dining room 6'9" x 11'7" (2.075 x 3.551)**



With coved ceiling, window to side and radiator.

**Dining room**



**Kitchen 20'8" x 6'5" (6.304 x 1.958)**



Fitted with base and wall units a beechwood colour with coordinating work surfaces to include, stainless steel sink and drainer, window and door to side, fridge freezer, washing machine, tiled flooring, radiator, integrated dishwasher and oil central heating boiler.

**Kitchen**



**Conservatory 14'10" x 11'5" (4.543 x 3.485)**



With radiator, tiled flooring, and door to rear garden.

**Conservatory**



**Inner hallway 3'0" x 20'0" (0.935 x 6.102)**



With storage cupboard and radiator.

**Cloakroom 7'6" x 3'7" (2.290 x 1.111)**



Fitted with two piece suite to include low level wc, pedestal wash hand basin, tiled flooring, radiator and window to rear.

**Bedroom one 11'1" x 7'9" (3.402 x 2.383)**



Double bedroom with a range of fitted wardrobes with radiator, coved ceiling and window to side.

**Bedroom one**

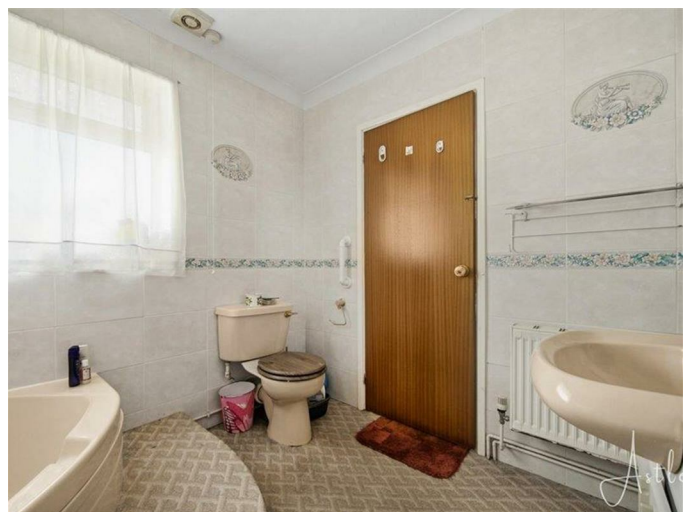


**Bathroom 7'6" x 8'7" (2.287 x 2.632)**



Fitted with four piece suite to include corner bath, step up into shower cubicle, low level wc, sink on vanity unit, fully tiled walls, coved ceiling and window to side.

**Bathroom**



**Bedroom two 11'2" x 6'11" (3.407 x 2.126)**

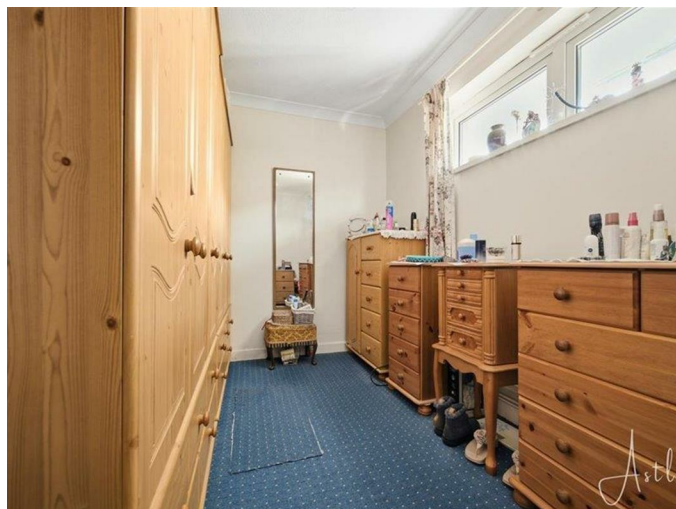


With coved ceiling, radiator and window to rear.

**Bedroom two**



**Bedroom three 11'7" x 6'11" (3.547 x 2.121)**



With window to side, coved ceiling and radiator.

**Bedroom three**



## Outside



Enclosed rear garden offering laid to lawn and patio.

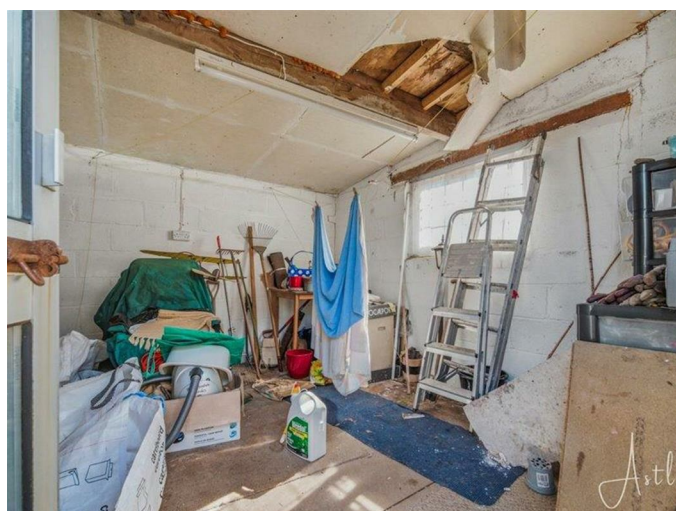
## Outside



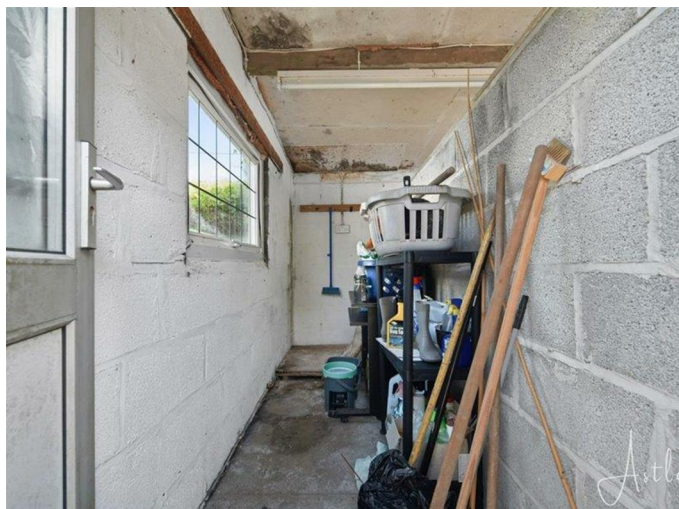
## Garage



## Workshop



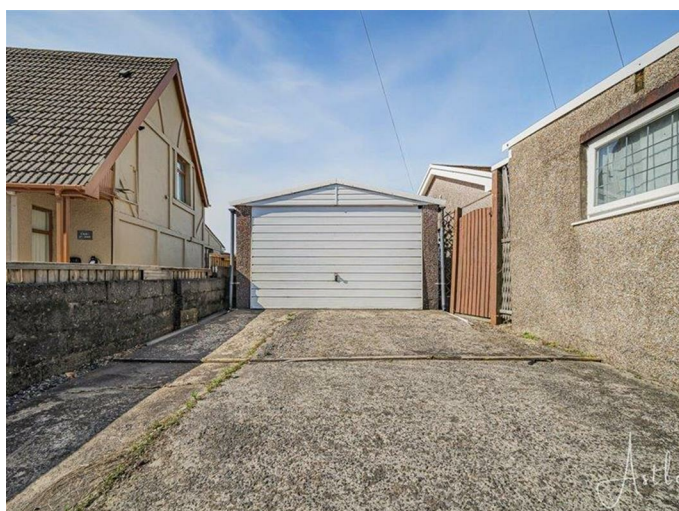
### Storage shed



### Drone image



### Garage



### Agents notes

Neath Port Talbot Council Tax Band: C

Annual Price:

£2,170

### Agents notes

Conservation Area :No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

936 ft 2 / 87 m 2

Plot size:

0.09 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

5 Mbps

Superfast

53 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

Sky

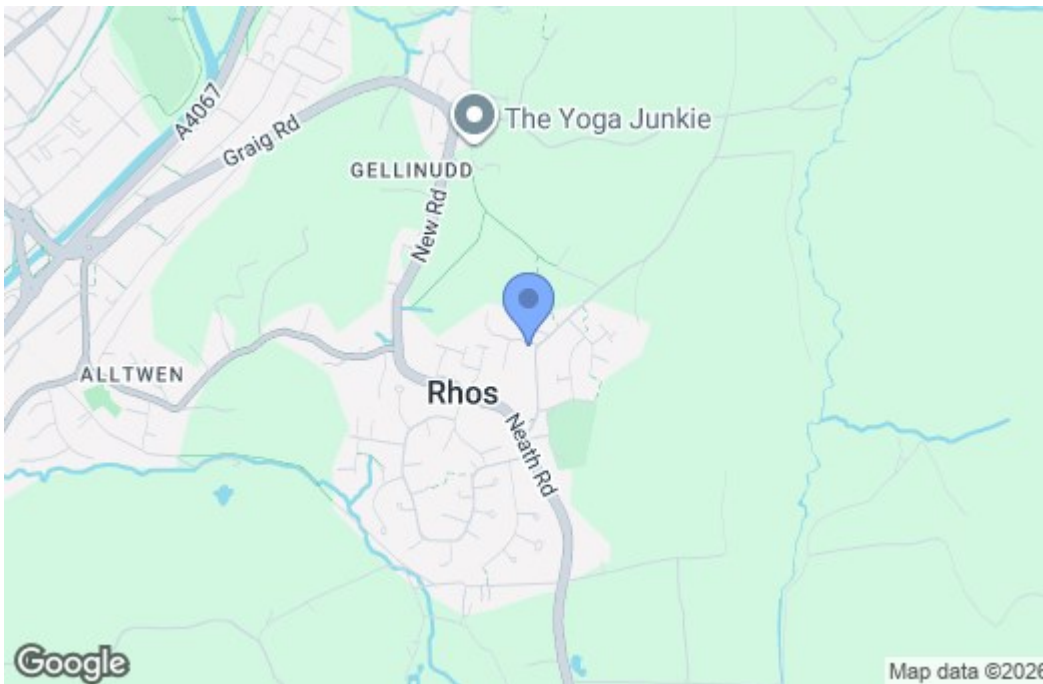
Virgin

### **Agents Notes**

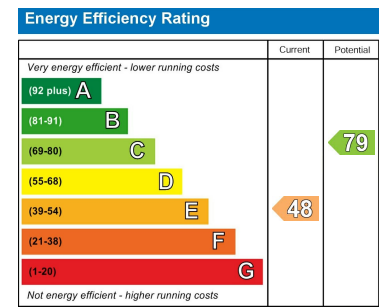
We have been advised by the vendor although there is oil central heating, there is gas at the property. Buyer to be advised by their solicitor prior to exchange of contracts.

## Floor Plan

## Area Map

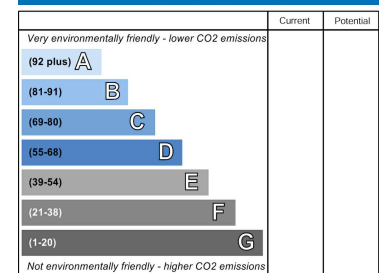


## Energy Efficiency Graph



**England & Wales** EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating



**England & Wales** EU Directive 2002/91/EC

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