



9 Ynys Werdd, Penllergaer, Swansea, SA4 9AR

£270,000

Peacefully Positioned Detached Bungalow situated within the highly desirable and quiet cul-de-sac this detached bungalow offers comfortable single storey living, making it an excellent choice for those looking to downsize or enjoy retirement in a peaceful residential setting. The accommodation begins with the entrance hall leading through to a bright and spacious lounge. Filled with natural light, this inviting living space flows seamlessly into the dining room, creating a wonderful open-plan environment. The kitchen is conveniently positioned off the dining room and provides access to a sunroom. The property further benefits from three bedrooms and a bathroom, fitted with both a bath and separate shower. Externally, the bungalow enjoys excellent kerb appeal with a driveway providing off-road parking leading to the garage. Penllergaer remains one of Swansea's most popular residential areas, offering a blend of tranquillity and convenience. A range of local shops, supermarkets, cafés, healthcare facilities, and everyday amenities are all within easy reach. The property is ideally located for access to the beautiful Penllergaer Valley Woods, providing scenic walks, woodland trails, and picturesque lakes right on your doorstep. Swansea City Centre is just a short drive away, offering extensive shopping, leisure, and dining facilities.

The Accommodation Comprises

Hall 9'10" x 4'2" (3.00m x 1.27m)

Entrance door to side, radiator.

Lounge 21'7" x 10'2" (6.57m x 3.09m)



Double glazed windows to front and side, radiator, open plan to the dining room.



Dining Room 15'6" x 10'10" (4.73m x 3.30m)



Double glazed windows to front and side radiator, double doors to the kitchen.



Kitchen 10'4" x 10'10" (3.14m x 3.30m)



Fitted with a range of wall and base units with worktop space over, sink unit, tiled splashbacks, built-in dishwasher and washing machine, built-in eye level electric oven, four ring electric hob with extractor hood over, cupboard housing the boiler, double

glazed window to side double glazed door to the sunroom.

Sun Room 11'9" x 7'10" (3.58m x 2.39m)



Double glazed windows to front, side and rear, tiled flooring, double glazed door to the rear garden.

Bedroom 1 9'8" x 10'1" (2.95m x 3.08m)



Double glazed window to rear, radiator.

Bedroom 2 9'8" x 10'10" (2.95m x 3.31m)



Double glazed window to rear, radiator.

Bedroom 3 9'0" x 8'2" (2.74m x 2.48m)



Double glazed window to side, radiator.

Bathroom 8'4" x 9'2" (2.53m x 2.79m)



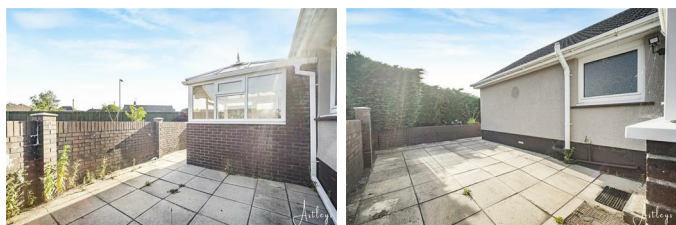
Four piece suite with comprising, bath, wash hand basin, tiled shower cubicle and WC. Tiled walls, heated towel rail, tiled flooring, frosted double glazed window to side.

External



The property benefits from a gravelled front garden with a side driveway providing off-road parking and leading to the garage. To the opposite side of the property, gated access leads to a paved patio area, ideal for outdoor seating and entertaining.

The enclosed rear garden is well maintained and features mature hedging, low-maintenance shrub borders, and a garden shed, creating a private and attractive outdoor space.



Rear Garden



Aerial Images



Agents Note

Tenure - Leasehold

200 Year Lease from 1968 137 years remaining

Council Tax Band - E

Parking - Driveway & Garage

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Water meter

Mobile coverage - EE Vodafone Three O2

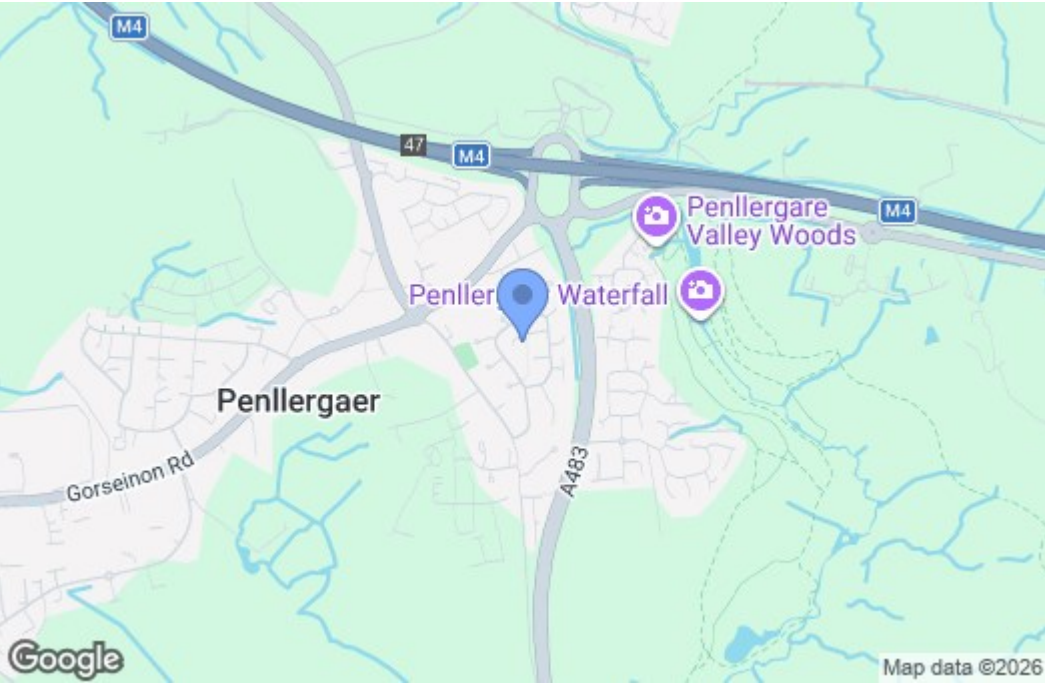
Broadband - Basic 3 Mbps Superfast 68 Mbps

Satellite / Fibre TV Availability - BT Sky

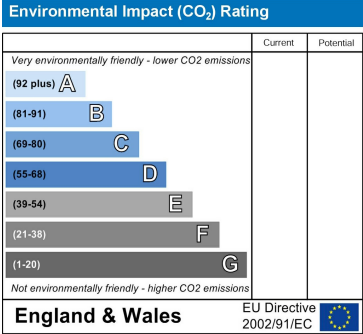
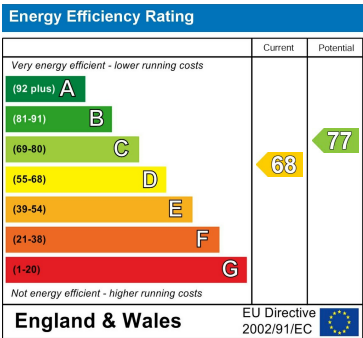
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.