



Heol Eithrim, Clydach offers in excess of £220,000

- Two Bedroom Detached Bungalow
- Converted Attic Room
- Spacious Living Room
- Seperate Lounge
- Private Driveway
- Enclosed Rear Garden
- Two Outside Sheds
- EPC Rating: D



 3  1  2



About the property

Situated in the highly desirable village of Clydach, Swansea, this attractive detached bungalow offers spacious and versatile accommodation, making it an ideal home for a range of buyers including families, downsizers, and professionals alike.

The property briefly comprises an inviting entrance hallway leading to a generously sized living room, a separate dining room providing additional reception space, and a well-appointed kitchen with ample storage and workspace. There are two well-proportioned bedrooms located on the ground floor along with the family bathroom, offering comfortable and practical living accommodation. A particular feature of the property is the converted attic room, currently utilised as an additional bedroom, providing valuable extra space that could also be used as a home office, hobby room, or guest accommodation.

Externally, the property benefits from a private driveway providing off-road parking. To the rear, there is a fantastic enclosed garden, offering a wonderful outdoor space for entertaining, gardening enthusiasts, or simply relaxing in a private setting.

Conveniently located close to a range of local shops, amenities, and well-regarded schools, this property also enjoys excellent transport links to Swansea City Centre and the surrounding areas.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks



Accommodation

Hallway

Rear Enclosed Garden

Kitchen

13' 9" x 10' 11" (4.19m x 3.33m)

Bathroom

10' 2" x 7' 7" (3.10m x 2.31m)

Dining Room

11' 11" x 11' 10" (3.63m x 3.61m)

Bedroom One

12' 1" x 8' 7" (3.68m x 2.62m)

Bedroom Two

12' 2" x 8' 8" (3.71m x 2.64m)

Lounge

12' 3" x 12' 2" (3.73m x 3.71m)

Attic Room

17' 7" x 11' 3" (5.36m x 3.43m)

Driveway

01792 798201

morrison@peteralan.co.uk

Floorplan

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.



Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let