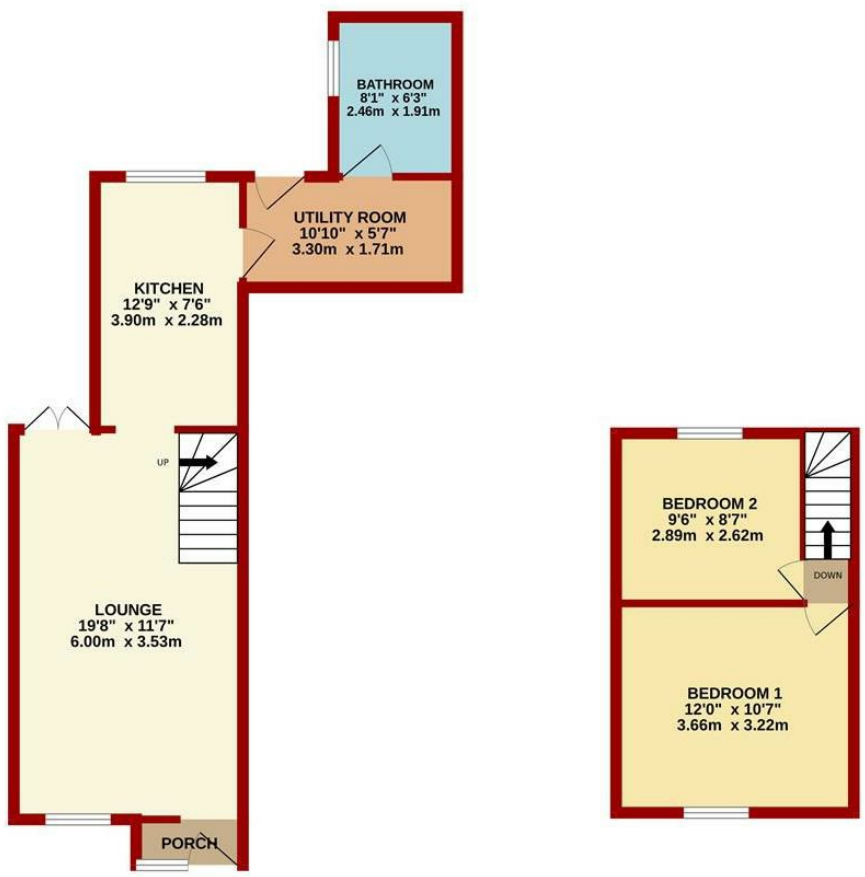
2 Bryn Celyn
Waunarlwydd, Swansea SA5 4NA

STEVE GOOCH
ESTATE AGENTS | EST 1985

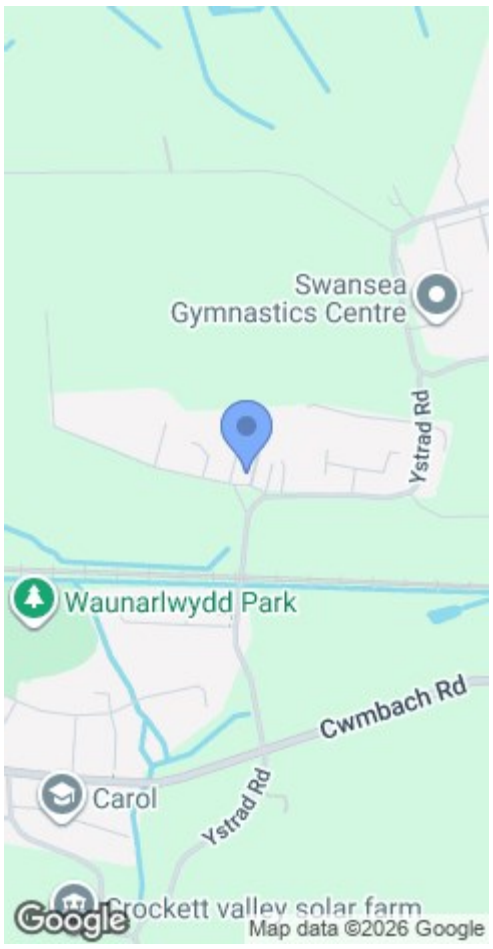


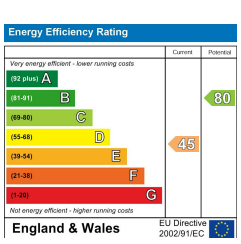
GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.

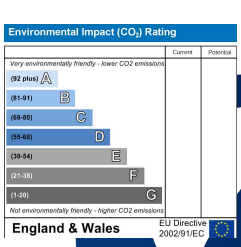
1ST FLOOR
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Offers Over £160,000

A WELL-PRESENTED TWO DOUBLE BEDROOM DETACHED HOUSE situated in a convenient location, ENJOYING OFF-ROAD PARKING, LARGE REAR GARDEN, POPULAR LOCATION, CLOSE TO SWANSEA CITY CENTRE AND the M4.

Waunarlwydd is a popular village on the western outskirts of Swansea, offering a pleasant balance of village living and convenient access to the city's extensive amenities. Swansea provides an excellent choice of shops, restaurants, leisure facilities and cultural attractions, alongside the beautiful Swansea Bay coastline and nearby Gower Peninsula.

The area is well placed for commuters, with regular bus services connecting to Swansea and surrounding areas, whilst the M4 motorway is readily accessible via Junction 47, providing links towards Cardiff, Bristol and beyond. Swansea railway station also offers regular services to Cardiff and other destinations.

With its combination of excellent transport links, nearby amenities and easy access to both coast and countryside, Waunarlwydd offers an appealing setting for a range of buyers.















PORCH
5'05" x 2'04" (1.65m x 0.71m)
Accessed via a part double glazed wooden entrance door, the porch provides hanging space, a front aspect double glazed frosted window and an opening through into the lounge.

LOUNGE
19'08" x 11'07" (5.99m x 3.53m)
A good-sized reception room having radiator, power points, television point and inset ceiling spotlights. UPVC double glazed double doors provide access out to the garden, whilst stairs rise to the first floor. An opening leads through to the kitchen.

KITCHEN
12'09" x 7'06" (3.89m x 2.29m)
Fitted with a range of base, wall and drawer mounted units with rolled edge worktops over, incorporating space for a range cooker and a single bowl, single drainer stainless steel sink unit with mixer tap. There are appliance points, power points, inset ceiling spotlights, coving, radiator and a rear aspect double glazed UPVC window. Doorway through to the utility room.

UTILITY ROOM
10'10" x 5'07" (3.30m x 1.70m)
Having rolled edge worktops, space and plumbing for washing machine and tumble dryer, radiator, wall-mounted gas-fired combination boiler, inset ceiling spotlights and a double glazed UPVC door providing access to the garden.

BATHROOM
8'01" x 6'03" (2.46m x 1.91m)
Fitted with a white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin and low-level WC. Part tiled walls, radiator and side aspect double glazed UPVC frosted window.

BEDROOM ONE
12'00" x 10'07" (3.66m x 3.23m)
Having power points, radiator and front aspect double glazed UPVC window.

BEDROOM TWO
9'06" x 8'07" (2.90m x 2.62m)
Having power points, radiator and rear aspect double glazed UPVC window.

OUTSIDE
At the front of the property there is a driveway providing off-road parking for one car.

The property benefits from a large rear garden, accessed directly from both the lounge and utility room. It is fully enclosed and benefits from a large patio seating area.

AGENTS NOTE
Please note that the vendor of this property is a member of staff at Steve Gooch Estate Agents.

SERVICES
Mains - Water, Electricity, Drainage and Gas.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Dwr Cymru Welsh - Rates to be confirmed.

LOCAL AUTHORITY
Council Tax Band: D
City and County of Swansea Council, Civic Centre, Oystermouth Road, Swansea, SA1 3SN.

TENURE
Freehold.

VIEWINGS
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
What3Words: ///grows.puts.funded

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.