



Ffordd Llyffant, offers in excess of £200,000

- Modern Bungalow
- Outbuilding/ Office In The Garden
- Off Road Parking
- Enclosed Rear Garden
- Ideal For Downsizing
- EPC Rating: C



2 1 1



About the property

Nestled in the sought-after Birchgrove area, this fully renovated, modern two-bedroom bungalow offers a perfect turnkey opportunity for its next owner. Boasting a prime cul-de-sac location, this property is ideal for first-time buyers or those looking to downsize.

The garage has been converted to make an outside office or outhouse, ideal for those working from home or in need of a workshop. It can easily be returned into a garage if required with simple removal of the plasterboard.

Inside, the bungalow features two generously sized bedrooms, providing ample space and versatility. The heart of the home is the stylish, well-equipped kitchen, seamlessly connecting to the bright and airy living space. Bi-folding doors open onto the low-maintenance rear garden, perfect for outdoor relaxation or entertaining guests.

Convenience is key, with off-road parking and excellent transport links, including close proximity to the M4, Morriston Hospital, and Swansea City Centre. This property is ready for you to move straight in and enjoy modern living in a quiet and convenient setting. Don't miss the chance to view this turnkey home - it's everything you've been looking for!

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

Entrance Hall

Living Room

21' 2" x 11' (6.45m x 3.35m)

Kitchen

11' 8" x 9' 8" (3.56m x 2.95m)

Bedroom One

13' 7" Max x 10' Min to bay (4.14m Max x 3.05m
Min to bay)

Bedroom Two

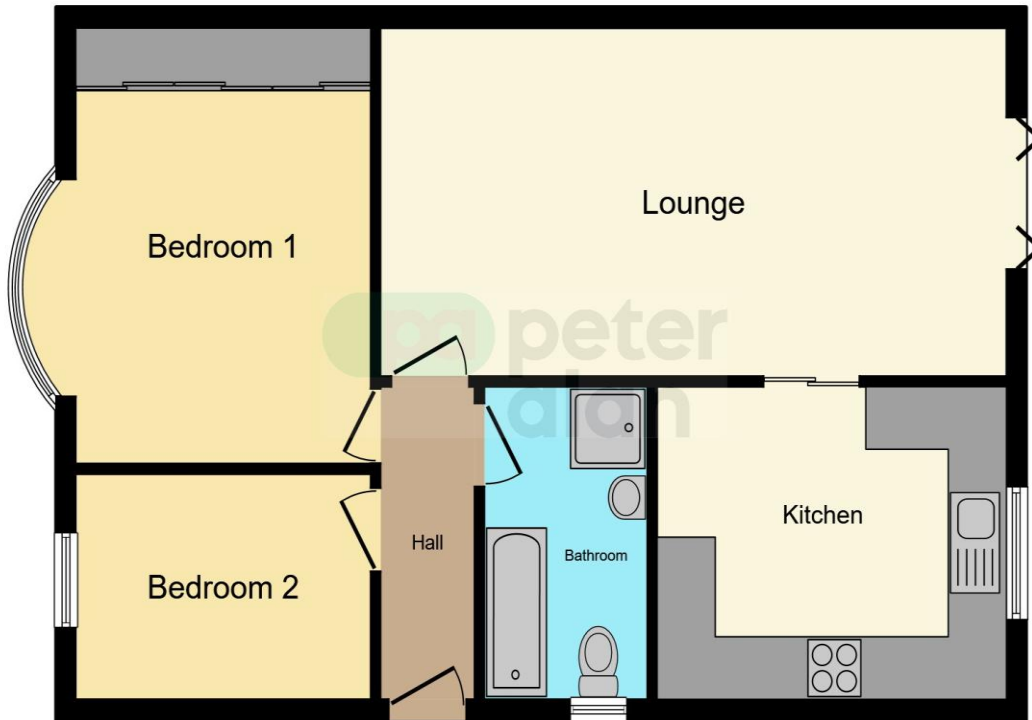
10' x 7' 1" (3.05m x 2.16m)

Bathroom

01792 798201

morrison@peteralan.co.uk

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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