

# REBEKAH PHILIPPART



## Ffordd Llyffant, Birchgrove

£200,000



- Detached two bedroom bungalow
- Spacious living room with feature electric fire
- Bright conservatory providing additional living space
- Large garage with maintenance pit and overhead winch
- Convenient access to local amenities and transport links
- Ideal for downsizers or those seeking single level living
- Council Tax Band C
- Freehold
- No Onward Chain
- Quote Ref: RP742

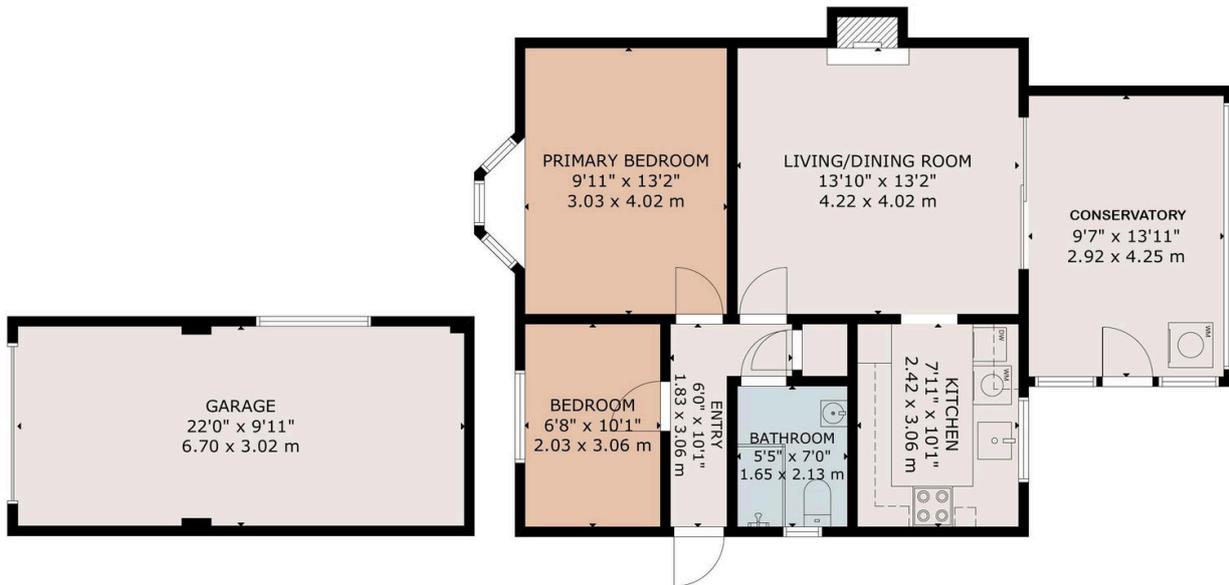
Swansea & Surrounding Areas

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**exp** UK



GROUND FLOOR

GROSS INTERNAL AREA  
TOTAL: 68 m<sup>2</sup>/730 sq ft  
GROUND FLOOR: 68 m<sup>2</sup>/730 sq ft  
EXCLUDED AREAS: GARAGE: 20 m<sup>2</sup>/217 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Situated in the popular residential area of Birchgrove, this well-presented two bedroom detached bungalow on Ffordd Llyffant offers comfortable single-level living in a convenient location. The property benefits from a spacious living room leading into a bright conservatory, a fitted shaker-style kitchen, two well-proportioned bedrooms and a family bathroom.

Externally the property offers further practicality with a large garage featuring a maintenance pit and overhead winch, making it ideal for car enthusiasts, storage or workshop use. With good access to local amenities, transport links and the M4 corridor, the property would suit a range of buyers including those looking to downsize or anyone seeking convenient bungalow living.

Viewing is highly recommended to appreciate the space and potential on offer.

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