



Maes Yr Efail, Dunvant, Swansea, SA2 7PY
£139,950

A linked-detached two bedroom bungalow towards the end of a quiet cul-de-sac in Dunvant and boasting sweeping woodland views to front. The property would benefit from upgrading but offers great potential for new owners to put their own stamp on it. The accommodation on one level comprises entrance hallway, lounge, kitchen, two bedrooms and wet-room. There is off road parking available, paved front garden and enclosed rear yard. Offered to the market with no onward chain.

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GROUND FLOOR

ENTRANCE HALLWAY

The property is accessed via a uPVC double glazed entrance door with frosted glass panel and side window. Radiator, Textured ceiling with loft access. Tiled flooring. Doors lead off to the lounge, wet room and the two bedrooms.

LOUNGE 5.82m x 3.26m (19'1" x 10'8")

UPVC double glazed window to the front. Feature focal fireplace with inset fire (untested). Radiator. Wood effect

flooring. Textured ceiling with coving. Access to:

KITCHEN 2.93m x 2.69m (9'7" x 8'10")

Fitted with an arrangement of matching wall and base units with complementary work surfaces over. Inset stainless steel sink unit and drainer. Tiled walls and flooring. Radiator. Textured ceiling. UPVC double glazed window to front. UPVC double glazed frosted glass door to side.

BEDROOM ONE 3.53m x 3.29m (11'7" x 10'10")

UPVC double glazed window to the rear. Radiator. Fitted carpet. Textured ceiling.

BEDROOM TWO 2.69m x 2.56m (8'10" x 8'5")

UPVC double glazed window to the rear. Radiator. Textured ceiling.

WET ROOM

Three piece suite comprising low level WC, wall mounted wash hand basin and walk in shower area wit wall mounted electric shower. Non slip flooring. Textured ceiling. Storage cupboard housing hot water cylinder. UPVC double glazed frosted glass window to the side.

EXTERNAL

FRONT

Paved patio with views. Driveway leading to potential car port. Pedestrian access to:

REAR

Enclosed garden with patio and shrubs.

DIRECTIONS

From our Killay Office proceed along Gower Road in the Dunvant direction. On reaching the mini roundabout take the second junction off onto Goetre Fawr Road following the road around past the petrol station on your left hand side. When your reach the Dunvant Public House on your right hand side. Take a right turn into Derlwyn, follow the road up the hill and take the second turning left into Yr Elain, then right and right again into Maes yr Efail. The property can be found on your left hand side.

TENURE:

COUNCIL TAX: D

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 298 014

