



## Y Dolau, offers in excess of £150,000

- Two Bedroom Bungalow
- No Ongoing Chain
- Garage
- Conservatory
- EPC Rating: D



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## About the property

A fantastic opportunity to acquire this two-bedroom semi-detached bungalow offering great potential for modernisation and personalisation. Situated in a convenient location of Llangyfelach, close to the M4 corridor, local schools, and a range of everyday amenities, this property is ideal for buyers looking to create a comfortable home with excellent transport links.

The accommodation comprises a Porch entrance leading to a bright living room, kitchen, two well-proportioned bedrooms, and a family bathroom room. The layout offers a practical footprint with scope to reconfigure or modernise to suit individual requirements.

To the front of the property there is a driveway providing off-road parking which leads to a detached garage. The rear of the property benefits from an enclosed garden offering a private outdoor space with plenty of potential for landscaping or creating a pleasant seating area. This property also boasts a generous size conservatory



## Accommodation

### Porch

### Lounge

17' 7" x 9' 5" ( 5.36m x 2.87m )

### Kitchen

9' 2" x 7' 10" ( 2.79m x 2.39m )

### Bathroom

8' x 4' 10" ( 2.44m x 1.47m )

### Bedroom One

12' 6" x 9' 5" ( 3.81m x 2.87m )

### Bedroom Two

9' 5" x 7' 10" ( 2.87m x 2.39m )

### Conservatory

10' 6" x 10' ( 3.20m x 3.05m )

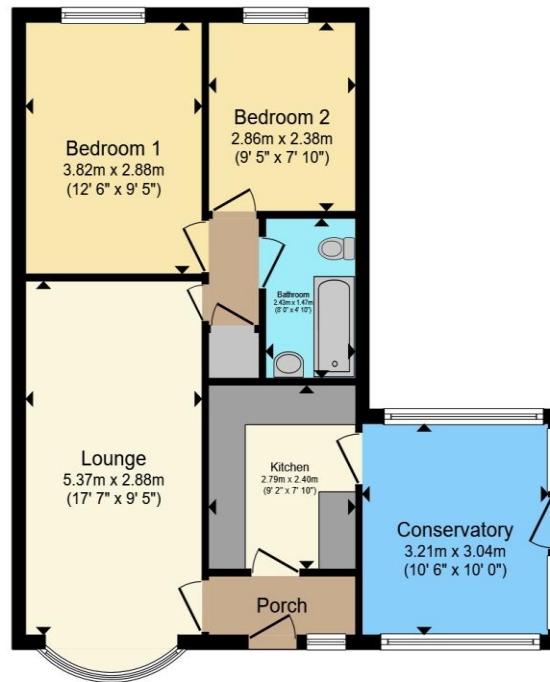
### Driveway

### Garage

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## Floorplan



Total floor area 61.0 m<sup>2</sup> (657 sq.ft.) approx

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