

Bryngelli Drive, Treboeth
Swansea

offers over £365,000



- Council Tax: F/ EPC: D
- Modern Detached Three Bedroom Home
- Open Plan Kitchen Diner
- Billiard/Games Room
- EPC Rating: D

3 2 2

peter alan

01792 641481
swansea@peteralan.co.uk

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About the property

Positioned on the highly desirable Bryngelli Drive in Treboeth, this beautifully home offers stylish, spacious and versatile living, in outstanding condition and ready for immediate occupation.

Upon entering the property, you are welcomed by an entrance foyer. To the right sits the main living room. Moving through the home, the property opens into a stunning kitchen, dining and living area, designed as the heart of the home. This expansive open-plan space is perfect for modern family living and entertaining, with French doors leading out to the rear garden.

Flowing on from here is a bright and spacious sun room, ideal as a relaxing seating area overlooking the garden. A convenient ground-floor WC completes the downstairs accommodation.

Upstairs, the property offers three bedrooms and a modern family bathroom. A standout feature is the unique linking balcony connecting the two front bedrooms. Externally, the property benefits from front and rear gardens. A driveway and double garage

Accommodation

Hallway
Living Room
15' 9" x 13' 9" (4.80m x 4.19m)
Kitchen/Living Area
23' 9" x 14' 10" (7.24m x 4.52m)
W.C
Billiard Room
9' 11" x 9' 3" (3.02m x 2.82m)
Sun Room
12' 11" x 7' 3" (3.94m x 2.21m)
Bedroom 1
14' 11" x 12' 10" (4.55m x 3.91m)
Bedroom 2
13' 8" x 12' 10" (4.17m x 3.91m)
Bedroom 3
11' 6" x 10' 4" (3.51m x 3.15m)
Bathroom

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 fitments 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.

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