



21 Brynteg, Llansamlet, Swansea, SA7 9SZ

Asking Price: £244,950

- Desirable location
- 3 Bedroom Bungalow
- Conservatory & Detached Garage
- Large driveway with ample off-road parking
- Turn-key condition – ready to move in and enjoy
- Semi Detached
- Private and Enclosed Rear Garden
- Close to schools, shops, and excellent transport links



Entrance

Entered via panelled glass double glazed uPVC door , doors to:-

Kitchen

A fully fitted and well appointed kitchen with a range of matching base and wall units in cream with chrome handles, colour coordinated work surface space and preparation area incorporating double stainless sink unit with hot and cold mixer taps over, wall mounted ideal boiler (supplying domestic hot water and gas central heating) built in fan assisted electric cooker and integrated microwave, electric hob with extractor fan, mosaic tiled splash back, textured ceiling, door giving access to hallway and double glazed window to side and front aspect.

Lounge

A good size living room with laminate wood flooring, free standing electric decorative fire with feature fireplace with marble back panel and matching hearth, textured ceiling with coving, double glazed window to front aspect and door to-

Hallway

Storage cupboard and airing cupboard both with shelving

Bedroom 1

Textured ceiling , coving, double glazed window looking onto rear garden and door to:-

Bedroom 2

Textured ceiling, coving and double glazed window to rear aspect, currently being used for multiple uses, doors to

Conservatory

Step into the bright and airy conservatory, a delightful extension of the home that offers the perfect space to relax and unwind. Surrounded by large windows and glazed panels with fitted blinds, this versatile room enjoys panoramic views of the beautifully landscaped rear garden, wood effect lino flooring , doors to :-

Bedroom 3

Textured ceiling, coving and double glazed window to rear aspect

Bathroom

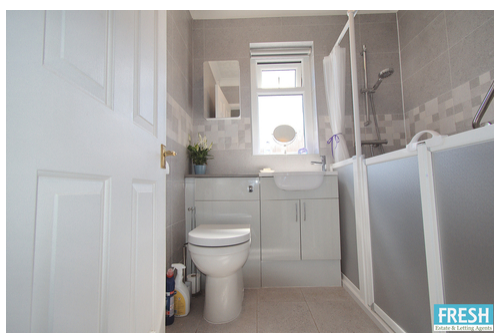
A three piece suite comprising with walk in shower vanity wash hand basin with built in cupboard, low level W.C, built in airing cupboard space, fully tiled walls, ceramic tile flooring and double glazed frosted window to side aspect.

External

To the front large driveway for multiple cars , safety cameras fitted throughout. To the rear a true highlight of the property, offering multiple entertaining zones – perfect for outdoor dining or relaxing. Surrounded by mature trees, colourful plants, and a well-kept lawn it provides a peaceful and private setting. A double electric garage and a garden shed offer excellent storage options, making this outdoor space both beautiful and practical.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

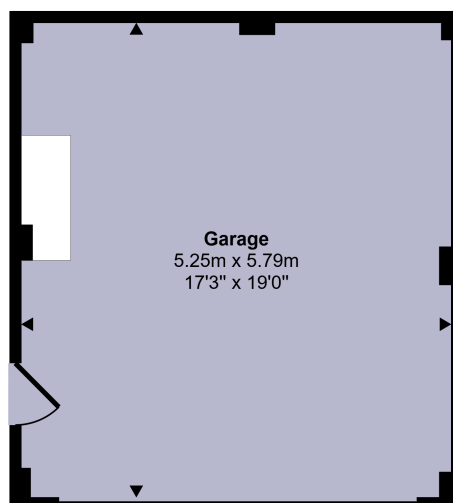


Approx Gross Internal Area
103 sq m / 1109 sq ft



Floorplan

Approx 73 sq m / 781 sq ft



Garage

Approx 30 sq m / 328 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
59	83
England, Scotland & Wales	
EU Directive 2002/91/EC	

