



**WEST  
WALES  
FINEST  
PROPERTIES**



Energy Efficiency Rating		Current	Desired
<p>Very energy efficient: lower running costs</p> <p>100-150 <b>A</b></p> <p>100-150 <b>C</b></p> <p>100-150 <b>D</b></p> <p>100-150 <b>E</b></p> <p>100-150 <b>F</b></p> <p>100-150 <b>G</b></p>			10
<p>Energy efficient: higher running costs</p>			51
<p><b>England &amp; Wales</b></p> <p>Environmental Impact (CO<sub>2</sub>) Rating</p>		EU Directive 2010/31/EU	
<p>Very environmentally friendly: lower CO<sub>2</sub> emissions</p> <p>100-150 <b>A</b></p> <p>100-150 <b>C</b></p> <p>100-150 <b>D</b></p> <p>100-150 <b>E</b></p> <p>100-150 <b>F</b></p> <p>100-150 <b>G</b></p>		Current	Desired
<p>Not environmentally friendly: higher CO<sub>2</sub> emissions</p>			51
<p><b>England &amp; Wales</b></p> <p>EU Directive 2010/31/EU</p>			



naea | propertymark  
PROTECTED



Celebrating  
**30 Years**  
of Business





Nestled on Penllwynrhodyn Road in the charming area of Llwynhendy, this delightful detached bungalow offers a perfect blend of modern living and generous outdoor space. With two well-proportioned bedrooms and two bathrooms, this property is ideal for small families, couples, or those seeking a comfortable retirement home.

Upon entering, you will be greeted by a light and clean presentation that enhances the welcoming atmosphere throughout. The spacious reception room is ideal for relaxation or entertaining guests, and the modern design ensures every corner of the home feels fresh and inviting.

One of the standout features of this bungalow is its generous level plot, which boasts a wrap-around garden. This outdoor space is perfect for enjoying the sunshine, gardening, or simply unwinding in a tranquil setting. The garden offers ample room for outdoor furniture, making it an ideal spot for summer barbecues or family gatherings.

For vehicle owners, the property offers parking for up to four cars, ensuring convenience for residents and visitors alike.

In summary, this modern detached bungalow on Penllwynrhodyn Road is a rare find, combining comfort, style, and practicality in a sought-after location offering easy access to M4. Whether you are looking to settle down or invest in a property that provides both space and modern amenities, this home is certainly worth considering.



**..AGENTS VIEWING NOTES**

**HALLWAY**

**LOUNGE**

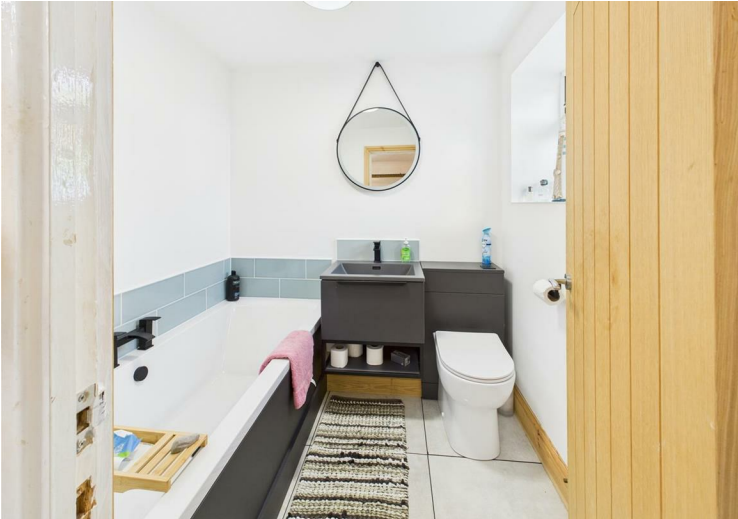
**KITCHEN/DINER**

**BATHROOM**

**BEDROOM 1**

**BEDROOM 2**

**FAMILY BATHROOM**



**DIRECTIONS**

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.