



**WEST
WALES
FINEST
PROPERTIES**



Energy Efficiency Rating		Current	Desired
Very energy efficient: lower running costs 100-150 A 100-150 C 100-150 D 100-150 E 100-150 F 100-150 G			10
Energy efficient: higher running costs			51
England & Wales Environmental Impact (CO₂) Rating		EU Directive 2010/31/EU	
Very environmentally friendly: lower CO₂ emissions 100-150 A 100-150 C 100-150 D 100-150 E 100-150 F 100-150 G		Current	Desired
Not environmentally friendly: higher CO₂ emissions			51
England & Wales EU Directive 2010/31/EU			



Celebrating
30 Years
of Business

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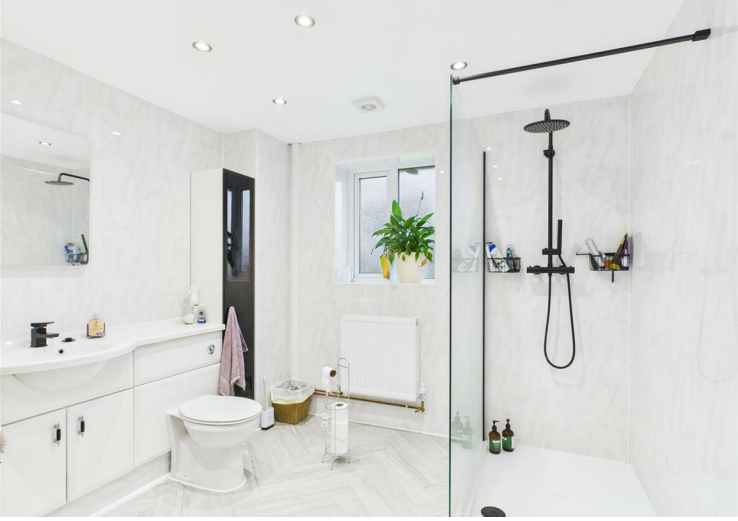
Nestled on Penllwynrhodyn Road in the charming area of Llwynhendy, this delightful detached bungalow offers a perfect blend of modern living and generous outdoor space. With two well-proportioned bedrooms and two bathrooms, this property is ideal for small families, couples, or those seeking a comfortable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

Key Information Non-traditional construction, partly pre-fabricated. Mains gas, water, and electricity are connected, and sewerage is connected to a cesspit.—council tax band D. According to Ofcom, the predicted broadband service in this area is Ultrafast, with the highest available download speed of 10000 Mbps, and the highest available upload speed of 10000 Mbps. According to Ofcom, in this area for mobile coverage, EE is rated good indoors and variable outdoors, while the other major providers are rated good outdoors. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

LOUNGE

KITCHEN/DINER

BATHROOM

BEDROOM 1

BEDROOM 2

FAMILY BATHROOM



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.