



7 Clos Ger Y Bryn, Swansea, West Glamorgan SA4 9JL
£175,000

Nestled in the charming area of Clos Ger Y Bryn in Penllergaer, Swansea, this delightful end of link house presents an excellent opportunity for both first-time buyers and those seeking a cosy retreat. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The house features a conveniently located bathroom, ensuring comfort and practicality for everyday living. One of the standout features of this property is the parking space available for two vehicles, a rare find in many urban settings, offering both convenience and peace of mind, this home is situated in a friendly neighbourhood, making it an ideal location for families and professionals alike. With local amenities and transport links within easy reach, residents can enjoy the perfect balance of tranquillity and accessibility.

Energy Rating C , Council Tax Band - C, Tenure Leasehold (please see brochure for further details)



Ground Floor

Entrance

Access via entrance door leading into:

Entrance Hall

Smooth ceiling, tiled floor, radiator, opening into:

Kitchen 7'9 x 7'9 approx (2.36m x 2.36m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, space for fridge freezer, gas four ring hob with extractor fan over, electric oven, part tiled walls, tiled floor, one and half stainless steel sink unit with mixer tap, plumbing for washing machine, wall unit housing wall mounted boiler, uPVC double glazed window to front.

Lounge with Dining Area 16'7 x 11'8 approx (5.05m x 3.56m approx)

Smooth ceiling, smoke detector, laminate wood floor, radiator with attractive lattice cover, stairs to first floor, radiator, uPVC double glazed sliding doors to rear garden.

First Floor

Landing

Access to loft space, storage cupboard.

Bedroom One 9'9 x 11'6 approx (2.97m x 3.51m approx)

Smooth ceiling, built in wardrobe, radiator, uPVC double glazed window to rear.

Bedroom Two 10'9 x 6'7 approx (3.28m x 2.01m approx)

Smooth ceiling, radiator, uPVC double glazed window to rear, built in wardrobe.

Bathroom 7'9 x 4'8 approx (2.36m x 1.42m approx)

A three piece suite comprising of low level W.C., bath with shower over, wash hand basin, smooth ceiling, part tiled walls, tiled floor, wall mounted towel heater, uPVC double glazed window to front, extractor fan.

External

The front of the property is laid to lawn with side pedestrian access via wooden gate into the rear garden, the rear garden is laid mainly to lawn with paved area. Storage Shed. External power and lighting.

Tenure

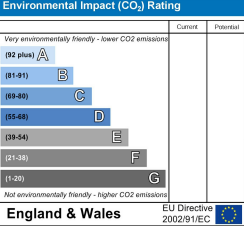
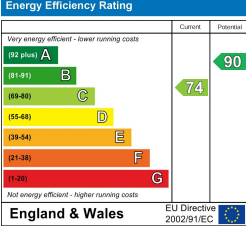
We are advised the tenure is Leasehold, 69 years remaining £180 per annum. There is a maintenance charge of £90 per annum

Council Tax Band

We are advised the Council Tax Band is C

Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



GROUND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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