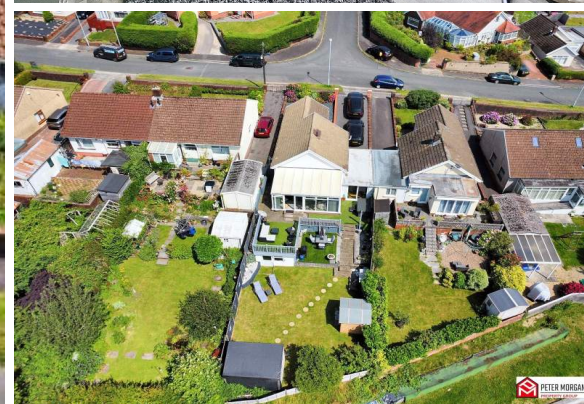


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**BEST IN POSTCODE
WINNER 2025**

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PETER MORGAN

27 Rhydycoed, Birchgrove, Swansea, Swansea, SA7 9PE

£250,000

Main Features

- Sought After Location
- Extended Detached Bungalow
- Fantastic Garden Boasting Far Reaching Views & Hot Tub
- Featuring Two Good Sized Bedrooms With Potential For A Third
- Modern Fitted Kitchen With Lounge Area
- Stylish Home Office To Rear
- Freehold
- Gas Central Heating
- Council Tax Band: C. EPC: TBC
- Need A Mortgage? We Can Help!

General Information

This beautifully extended detached bungalow offers stylish and versatile living in a highly desirable location with excellent access to the M4. The heart of the property is a stunning open-plan kitchen diner, thoughtfully designed with modern finishes and ideal for entertaining. The property boasts two generously sized bedrooms with the potential to create a third or a second reception room. Step outside to a truly impressive garden with far-reaching views, multiple seating areas, a luxurious hot tub, and a contemporary home office—ideal for remote working in comfort and style. This is a rare opportunity to own a home that perfectly balances modern living with outdoor lifestyle.

GROUND FLOOR

Hallway

Wood-effect LVT flooring, radiator and access to loft above.
Doors to;

Bedroom One

uPVC double glazed window to front aspect, carpeted flooring, radiator, double wardrobes and feature panel wall.

Bedroom Two

uPVC double glazed window to side aspect, wood-effect flooring and radiator.

Bathroom

Comprising of a panelled bath with shower over and glass screen and basin unit with storage, low level WC and wash hand basin. uPVC frosted double glazed window to front aspect, LVT flooring and radiator.

Open Plan Kitchen/ Dining/ Living

Modern fitted kitchen appointed with a range of matching gloss wall and base units with wood-effect work tops over and inset stainless steel sink with mixer tap. Integrated cooker, integrated fridge freezer, gas hob with electric fan over, breakfast bar, inset ceiling spotlights and vertical radiator.

Lounge Area

uPVC double glazed window to side aspect, LVT wood effect flooring and feature gas fire.
Steps to;

Living Area

uPVC double glazed windows to front aspect, laminate flooring and French doors to access decking area.
Door to;

Reception Room/Bedroom 3

French doors to access front aspect, wood-effect flooring and access to storage / former garage.

Storage Room

Plumbing in place for washing machine and up and over door to front.

EXTERNALLY

Gardens

Front driveway offers convenient off-road parking alongside a neatly maintained lawn area.

An enclosed rear garden featuring an elevated decking area that offers far-reaching views. This outdoor space includes a stylish seating area and a hot tub, with steps leading down to a well-maintained lawn. The garden also benefits from a shed, an additional seating area, and convenient access to a dedicated home office—perfect for work or relaxation.

Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at sales@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Current council tax banding C

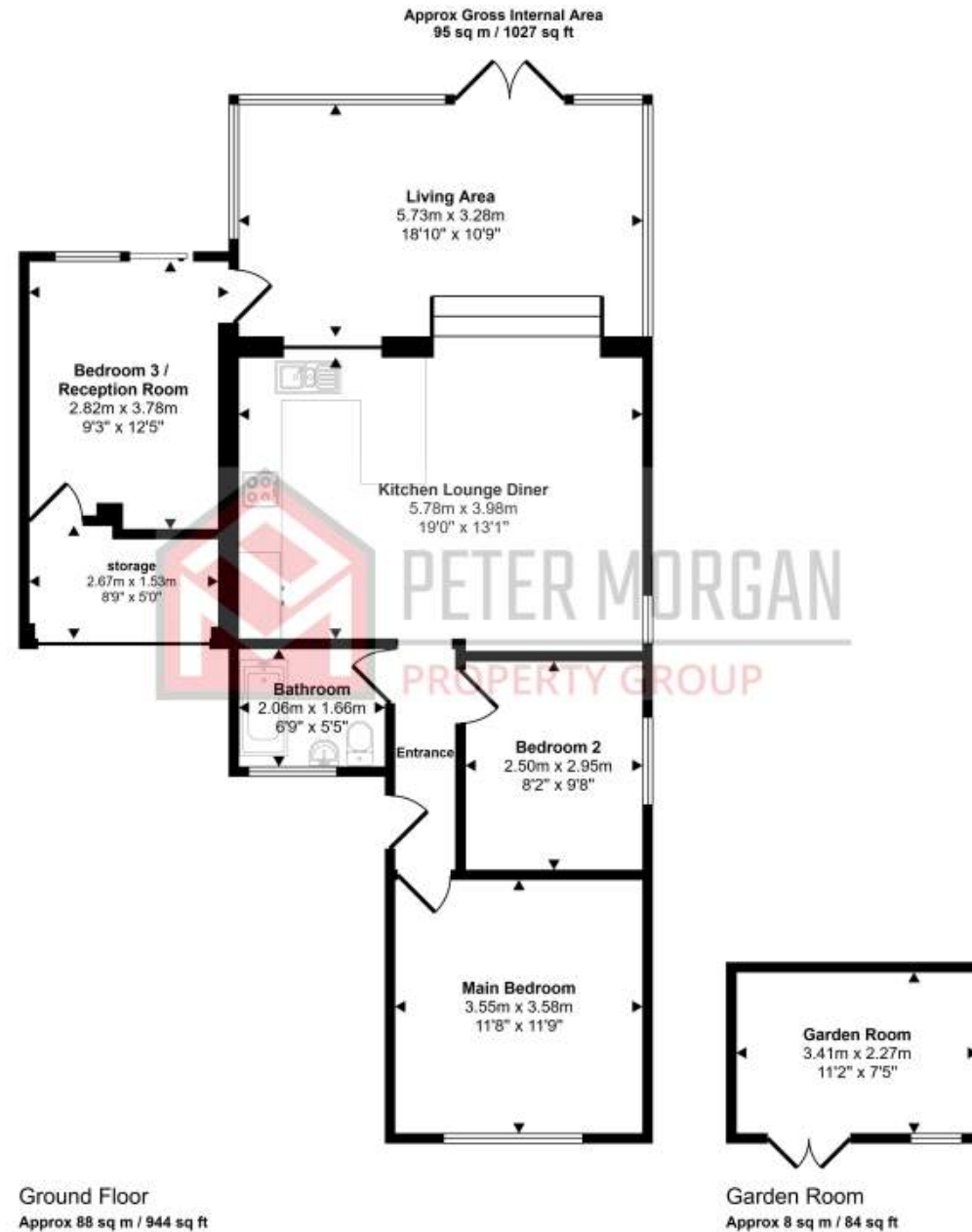
Current heating type Gas

Tenure Freehold






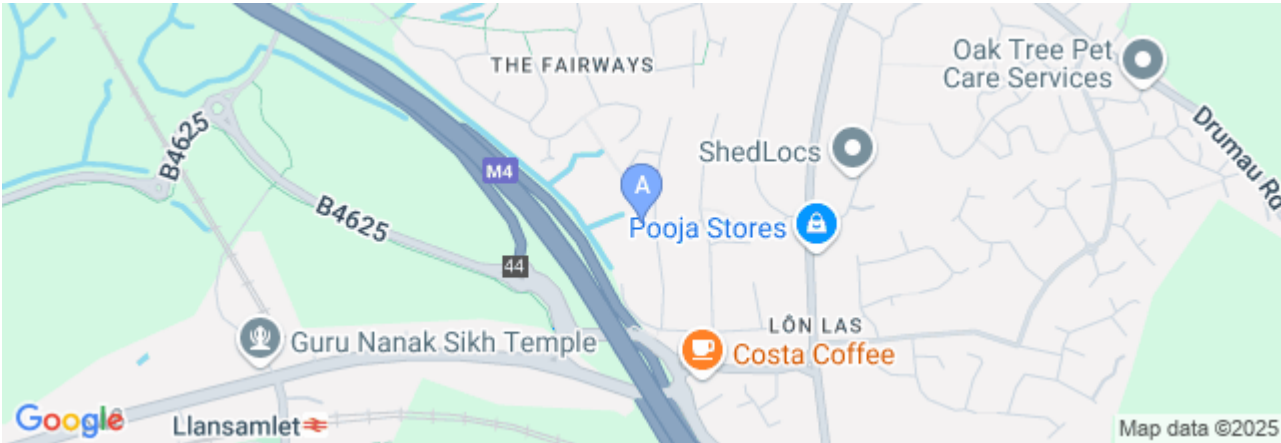




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| 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 | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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