



Clayton Drive

Pontarddulais, Swansea SA4 8AD

- Two Double Bedrooms Ground Floor Flat
 - Allocates Off Road Parking Space
- Newly Fitted Electric Heating Throughout
 - Council Tax Band:C
 - Available February 2026
- Family Bathroom & En-Suite
- Newly Fitted Flooring Throughout
 - EPC:C
 - Unfurnished Property
- Rental £825 P.C.M. £950 Bond

£825 Per Calendar Month





Location

Description

Welcome to this charming ground floor unfurnished flat located in the village of Pontarddulais, Swansea. This delightful property boasts two spacious double bedrooms, making it an ideal choice for couples or those seeking a comfortable living space. The flat features a well-appointed bathroom and an en suite, ensuring convenience and privacy for all residents. As you enter, you will appreciate the new flooring that runs throughout the flat, providing a fresh and modern feel. The newly fitted electric heaters ensure that the space remains warm and inviting, perfect for those cooler evenings. One of the standout features of this property is its prime location. Situated in a village setting, you will find all local amenities within easy reach, enhancing your day-to-day living experience. Additionally, the flat is conveniently located near M4 junction 48, providing excellent transport links for commuting or exploring the wider area. For those with a vehicle, the property includes parking for one car, adding to the convenience of this lovely home. EPC:C. Available February 2026. Unfurnished. £825 P.C.M. Bond required of £950.

Hallway

Open Plan Living Area With Kitchen

18' 4" x 12' 8" approx

Bedroom One

10' 9" x 9' 3" approx

En-suite

Bedroom Two

10' 9" x 9' 3" approx

Family Bathroom

8'2 x 5'2 approx

Parking Space

One parking space and visitor spaces.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.
SERVICES: Mains electricity, gas, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).
IMPORTANT INFORMATION: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.
DRAFT: These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.



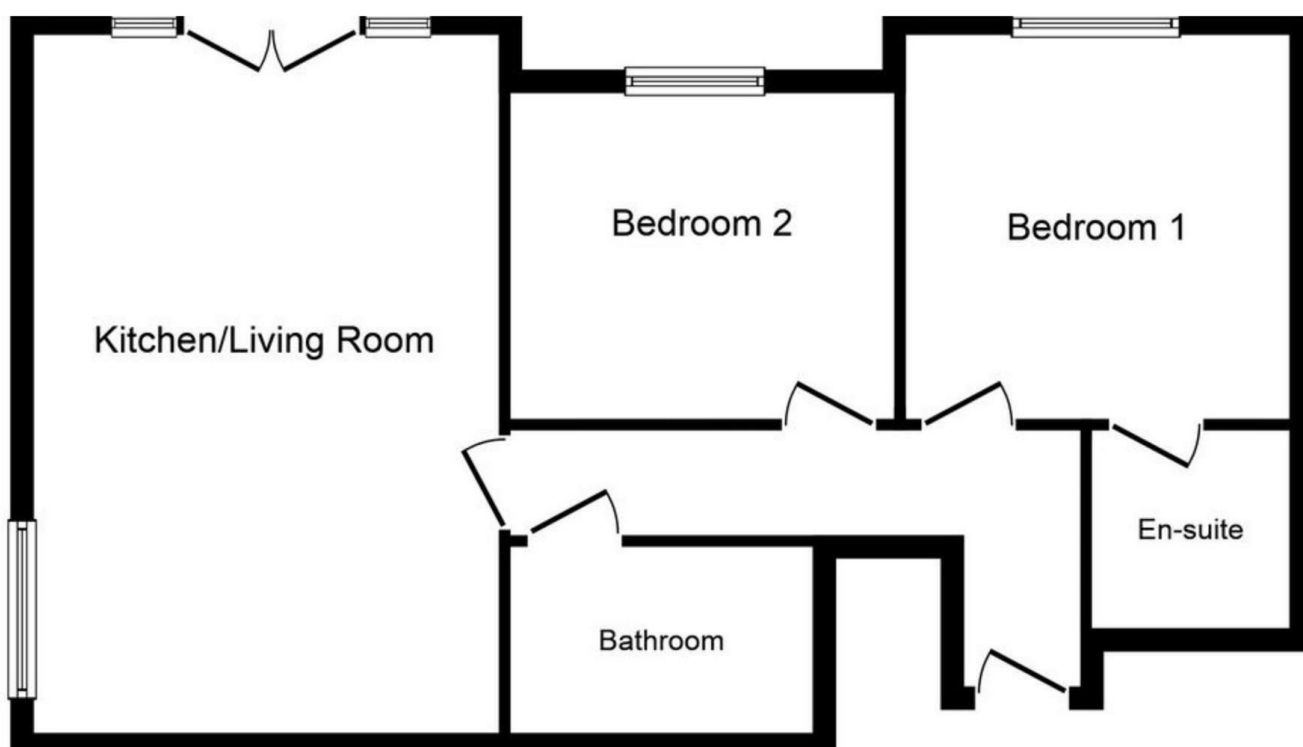




Local Authority Swansea
Council Tax Band C
EPC Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	74	82
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.