



Glanyrafon Road

Pontarddulais, Swansea SA4 8LS

- Three Double Bedroom Property
 - Kitchen & Utility Room
 - Home Office Room
 - EPC: D
- Walking Distance To Local Amenities
- Terrace Property With Side Access To Rear
 - Family Bathroom & Wet Room
 - Gas Central Heating
 - Freehold
- Low Maintenance Rear Garden

Asking Price £169,950 Freehold





Location

Description

Cymru Estates are please to offer for sale a deceptively spacious three double bedroom terrace property with side pedestrian access, two bathrooms, kitchen, home office, separate utility and open plan reception room. Located in the popular village of Pontarddulais and within walking distance to shops and amenities. Conveniently located for the M4 access. The property benefits from uPVC double glazing and gas central heating. Externally you will find a rear garden. EPC:D. Freehold Property.

Entrance Hall

12'8" x 3'8" approx

Access via uPVC double glazed door, staircase to the first floor.

Lounge/ Dining Room

23' x 12'3 approx

Two uPVC double glazed window facing front and lean to. Two radiators.

Kitchen

13'5 x 10'4 approx

Fitted with a range of matching base and wall units with work surface over, incorporating one and a half stainless steel sink with mixer tap and drainer unit, electric oven and four ring gas hob, space for fridge/freezer, breakfast bar, plumbing for washing machine, uPVC double glazed windows to both sides. Under stairs storage.

Utility Area

Plumbing for washing machine, space for tumble dryer, Door to lean to.

Shower Room/Wet Room

7'2" x 7'2" approx

Wet Room shower, low level W.C., wall mounted wash hand basin. uPVC double glazed window to the rear with obscure glass.

Landing

uPVC double glazed window to the rear, hatch to loft space.

Bedroom One

13'2 x 10'6 approx
uPVC double glazed window to the front. Radiator

Bedroom Two

13'1 x 9'6 approx
uPVC double glazed window to the side. Radiator

Bedroom Three

10'5 x 9'5 approx
uPVC double glazed window to the front. Radiator

Home Office Room

Wall mounted boiler, radiator.

Family Bathroom

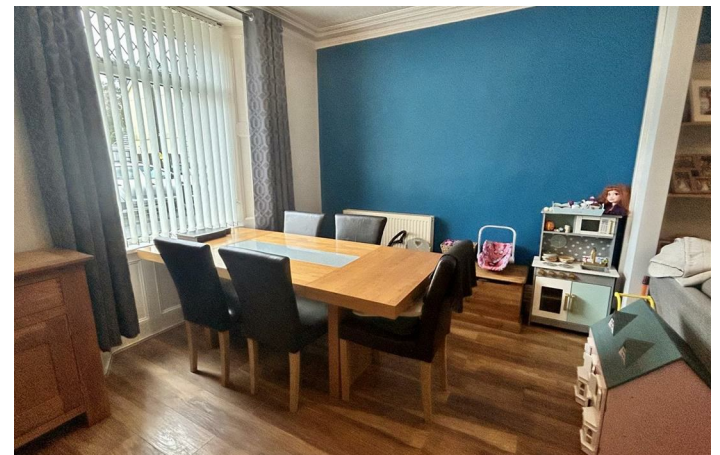
9'3" x 6'9" approx
Fitted with a three piece suite comprising of panelled bath, low level W.C., and vanity wash hand basin. uPVC double glazed window to the rear with obscure glass, heated towel rail.

External

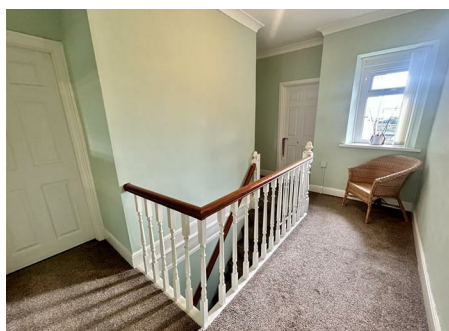
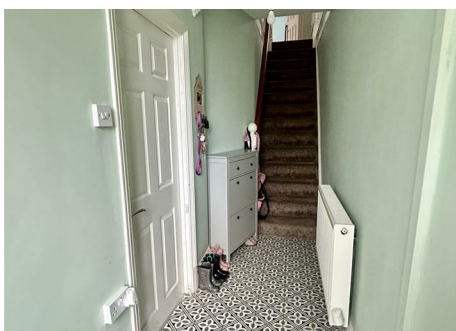
To the rear of the property there is a large garden with lawn area and patio area. Access with side entrance.

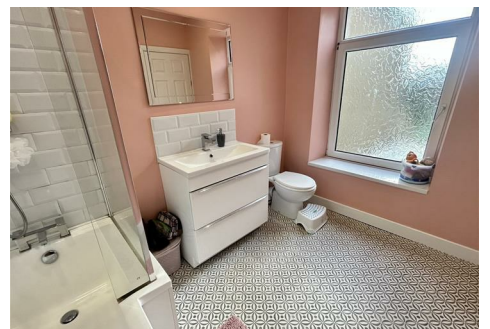
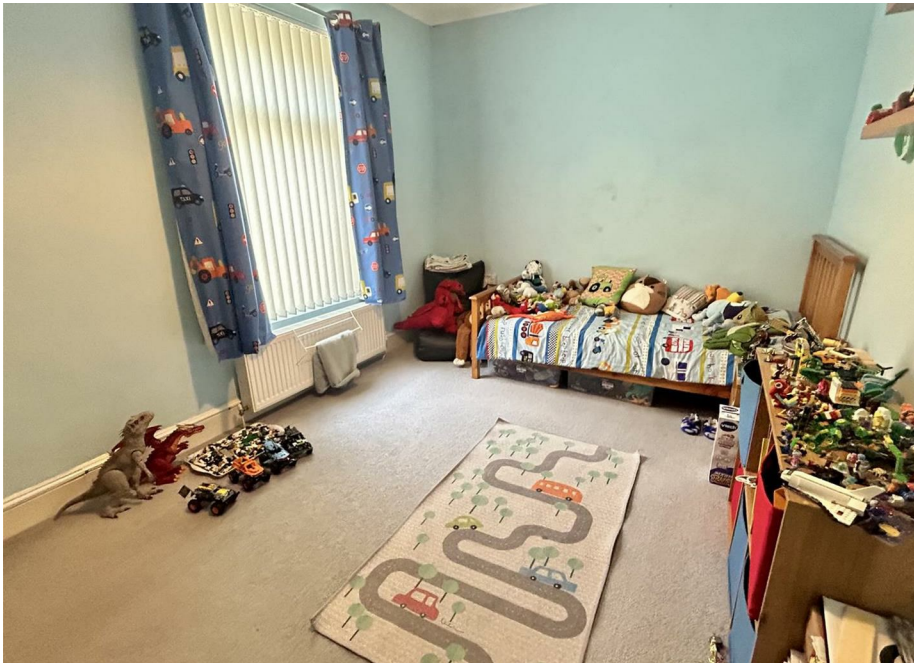
Disclaimer

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.



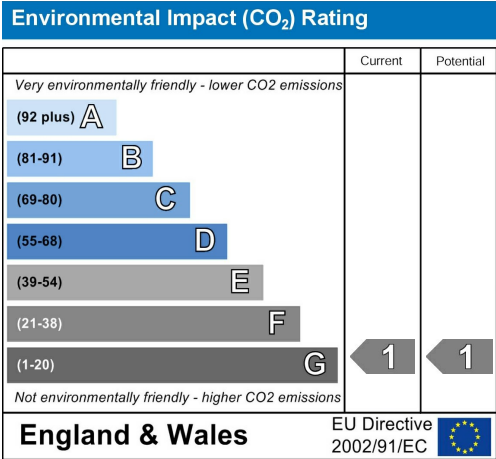
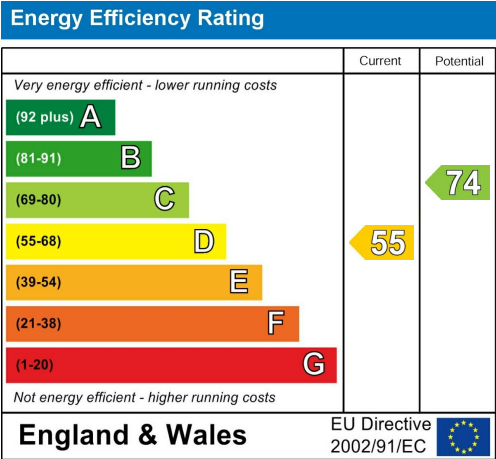








Local Authority Swansea
 Council Tax Band B
 EPC Rating D



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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.