



Coed Bach

Pontarddulais, Swansea SA4 8RB

- Semi Detached
- Large Garage
- Close to M4/junction 48
- Freehold
- EPC; E
- Three Bedrooms & Attic Room
- Gas Central Heating
- Village Location
- CHAIN FREE
- Viewing By Appointment Only

Asking Price £159,950 Freehold

Local Authority Swansea
Council Tax Band C
EPC Rating E



Cymru Estates Lettings Office
23a Llanedilo Road, Cross Hands,
Llanelli, Dyfed, SA14 6NA

Contact
01269 846746
crosshands@cymruestates.co
www.cymruestates.com

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.

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		
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		