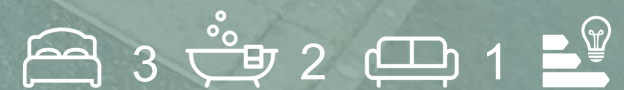




10 Golwg Y Llanw, Swansea, SA4 8RP
Offers In Excess Of £150,000



A spacious three bedroom semi detached home situated in the heart of Pontarddulais, with local schools and amenities nearby

The accommodation comprises: Entrance hallway, lounge, kitchen/dining room and shower room. Three bedrooms to first floor and family bathroom. uPVC double glazing and gas central heating. Off road parking. Enclosed rear garden. Easy access to the M4 motorway.

Entrance
Entered via a composite door into

Hallway 1.89
stairs to first floor, door to storage cupboard x2, radiator, doors to:

Lounge 3.27 x 4.56
Upvc double glazed window, radiator

Kitchen/diner 3.80 x 3.60
fitted with a range of wall and base units with work surface over, four ring gas hob with extractor fan over and electric oven under, plumbing for washing machine, space for tumble dryer, wall mounted gas combination boiler, stainless steel sink with drainer and mixer tap, wood effect vinyl flooring, radiator, space for fridge/freezer, uPVC double glazed window, uPVC double glazed door,

Wetroom/Cloakroom 1.33 x 1.74
Fitted with a three piece suite comprising of shower, W.C and wash hand basin, tiled walls, radiator, vinyl flooring, obscure uPVC double glazed window.

Landing
Access to loft, radiator, door to storage cupboards x2, doors to:

Family Bathroom 2.04 x 1.82
Fitted with a three piece suite comprising of bath with shower over, W.C and wash hand basin, part tiled walls, vinyl flooring, radiator, obscure uPVC double glazed window.

Bedroom One 3.19 x 4.01
uPVC double glazed window, radiator, built in





double wardrobes.

Bedroom Two 3.18 x 3.45
uPVC double glazed window, radiator, built in double wardrobes.

Bedroom Three 2.43 x 2.33
uPVC double glazed window, radiator.

External

Driveway with off road parking for one car to front with gated side pedestrian access to the rear garden which has been mainly laid to lawn with a paved patio and wooden storage shed.

Property Description

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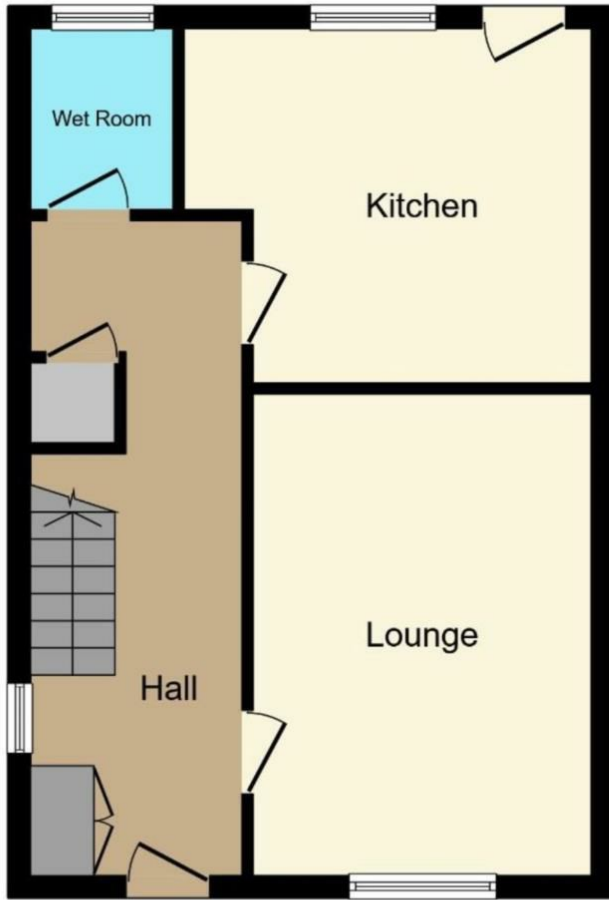
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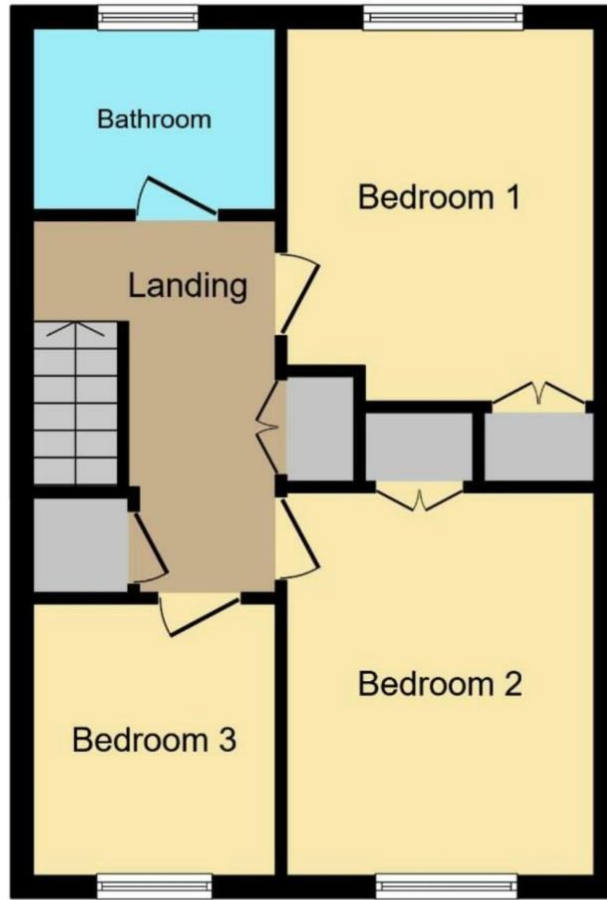
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Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Viewing

Please contact our No. 86 Estate Agency Office on 01792 348200 if you wish to arrange a viewing appointment for this property or require further information.

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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		
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