

# FOR SALE

BUNGALOW - DETACHED

15 Y Gerddi, Pontardulais,  
Swansea, SA4 8AJ



**£325,000**

# 15 Y Gerddi, Pontardulais, Swansea, SA4 8AJ

Welcome to this beautifully presented, newly built two bedroom bungalow, offering modern design, comfort and a truly low-maintenance lifestyle. Set within the popular Y Gerddi development in Pontardulais, this delightful home is perfectly suited to those looking to downsize without compromise.

Upon entering, a bright and welcoming entrance hall immediately sets the tone, with a wonderful sense of space and natural light flowing throughout the bungalow. The accommodation comprises a cosy lounge, a well-appointed kitchen/dining room ideal for both everyday living and entertaining, and a convenient WC for guests. Two generous double bedrooms provide comfortable and flexible living space, while the stylish bathroom is fitted with both a bath and separate shower. Externally, the property continues to impress with a beautifully landscaped rear garden designed for ease of maintenance, perfect for relaxing and enjoying outdoor time with minimal upkeep. Further benefits include parking for three vehicles, incorporating a garage, along with excellent access to local shops, amenities and the M4 motorway. This superb bungalow truly ticks all the boxes for modern, convenient living in a desirable location.

## The Accommodation Comprises

### Porch

Entered via door to front, Parquet vinyl tile flooring, open to the hallway.

### Hall

Parquet vinyl tile flooring, radiator.



### WC

Two piece comprising, wash hand basin and WC, half tiled walls, Parquet vinyl tile flooring, radiator.



### Lounge

17'3" x 12'11" (5.26m x 3.93m)

This spacious lounge offers a bright and welcoming atmosphere, with a double glazed window at the front, allowing natural light to fill the room and radiator.



### Kitchen/Dining Room

11'5" x 19'0" (3.47m x 5.79m)

The kitchen/dining room is both stylish and functional, thoughtfully fitted with a range of wall and base units that offer ample storage and worktop space. It features a 1½ bowl stainless steel sink unit, complemented by a built-in fridge/freezer and washing machine. For cooking you have the built-in eye-level electric oven and microwave, alongside a four ring gas hob complete with an extractor hood overhead. Parquet vinyl tile flooring, radiator and double glazed windows to the side and rear flood the space with natural light. Double glazed double doors open out to a lovely rear garden, perfect for enjoying meals with a view.

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## Another Aspect Of The Kitchen/Dining Room



## Another Aspect Of the Kitchen/Dining Room



## Bedroom 1

13'9" x 9'3" (4.20m x 2.82m)  
Double glazed window to rear, radiator.

## Bedroom 2

10'2" x 10'3" (3.10m x 3.12m)  
Double glazed window to front, radiator.



## Bathroom

The bathroom is designed with a modern three piece suite that includes a bath, wash hand basin, tiled double shower cubicle and WC. Tiled splashbacks, heated towel rail, Parquet vinyl tile flooring, frosted double glazed window to the side.



## External

At the front of the property, a neatly maintained lawned

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garden welcomes you, with a pathway leading directly to the front door, offering a charming curb appeal. To the side, a convenient driveway provides access to the garage, which benefits from power and lighting and measures an ample 6.09m by 3.11m ideal for storage or a workshop.

A side gate opens to the rear garden, an inviting, low maintenance that has been thoughtfully landscaped. Stepping through the double doors from the kitchen/breakfast room, you're greeted by a paved patio, perfect for al fresco dining and entertaining. Beyond the patio, the garden features decorative gravel and raised borders filled with mature shrubs and trees, creating a peaceful, easy-care outdoor space to enjoy year-round.



## Rear Garden



## Rear Garden



## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - D

Services - Mains electric. Mains sewerage. Mains Gas. Mains water/Water Meter.

Please note the road is yet to be adopted

Tenure - Freehold

Council Tax Band - F

Services - Mains electric. Mains sewerage. Mains Gas. Mains water/Water Meter.

Mobile coverage -

Broadband -

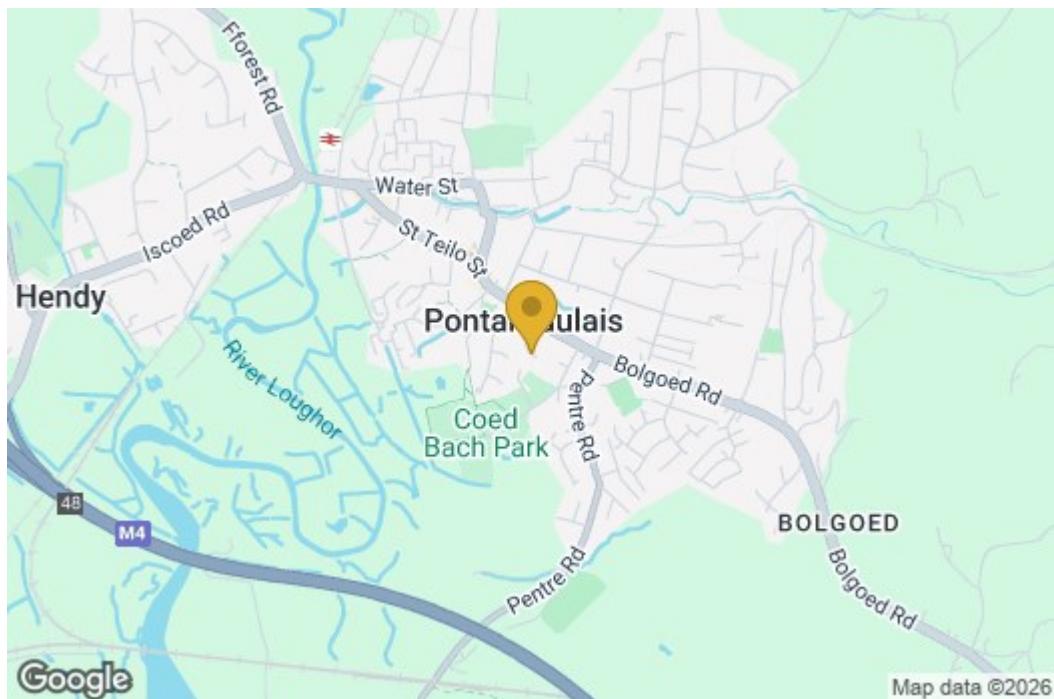
Satellite / Fibre TV Availability- BT Sky

## Floor Plan

Ground Floor



## Area Map



## Energy Efficiency Graph

