



15 Y Gerddi, Pontardulais, Swansea, SA4 8AJ

£325,000

Situated within the sought after village of Pontardulais, this beautifully presented newly built detached bungalow offers the perfect combination of contemporary style, comfort, and convenience. Ideally located with excellent access to local shops, everyday amenities, and the M4 motorway, the property is perfectly positioned for easy commuting to both Swansea and beyond. Spanning approximately 936 sq ft, this impressive two bedroom home has been thoughtfully designed to provide modern, low-maintenance living without compromising on space or quality. From the moment you step into the bright and welcoming entrance hall, the sense of light and openness is immediately apparent. The cosy yet spacious lounge provides the ideal place to relax while the stylish kitchen/dining room offers a superb space for everyday living and entertaining alike. Finished to a high standard, the layout flows effortlessly throughout, complemented by a practical ground floor WC. Both double bedrooms are generously proportioned along with the bathroom that features both a bath and separate shower.

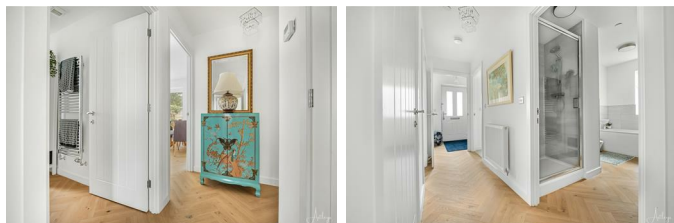
Externally, the landscaped rear garden has been designed with ease of maintenance in mind, creating an attractive outdoor space to enjoy year-round. The property further benefits from driveway parking together with a garage. Combining modern design, practical living, and an excellent location, this superb bungalow truly ticks every box for those seeking a stylish home within a thriving community.

The Accommodation Comprises

Porch

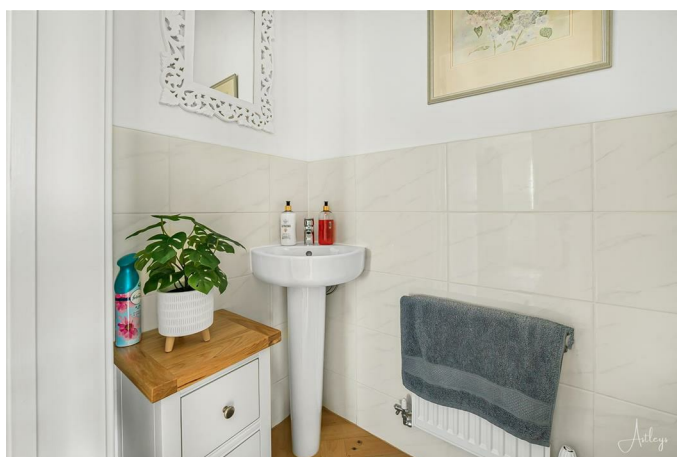
Entered via door to front, Parquet vinyl tile flooring, open to the hallway.

Hall



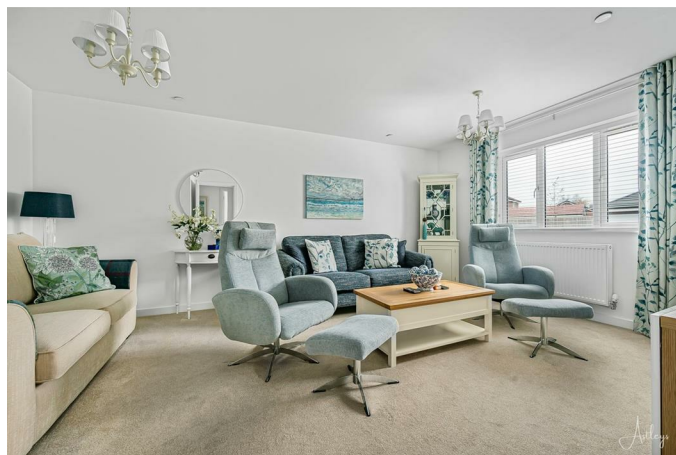
Parquet vinyl tile flooring, radiator.

WC

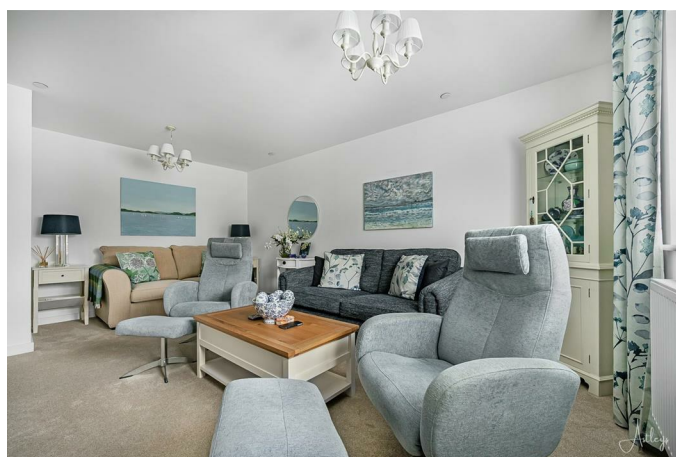


Two piece comprising, wash hand basin and WC, half tiled walls, Parquet vinyl tile flooring, radiator.

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.



Bedroom 1 13'9" x 9'3" (4.20m x 2.82m)



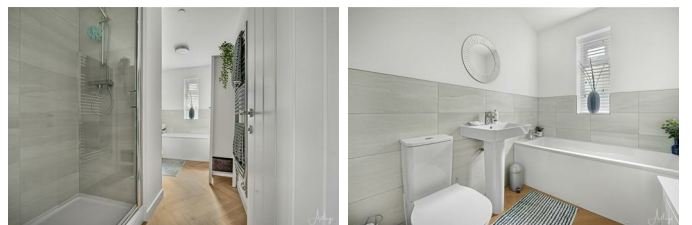
Double glazed window to rear, radiator.

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 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



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - D

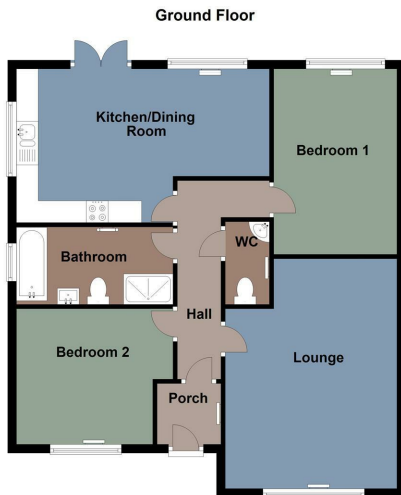
Services - Mains electric. Mains sewerage. Mains Gas. Mains water/Water Meter.

Please note the road is private and will possibly be subject to a service charge

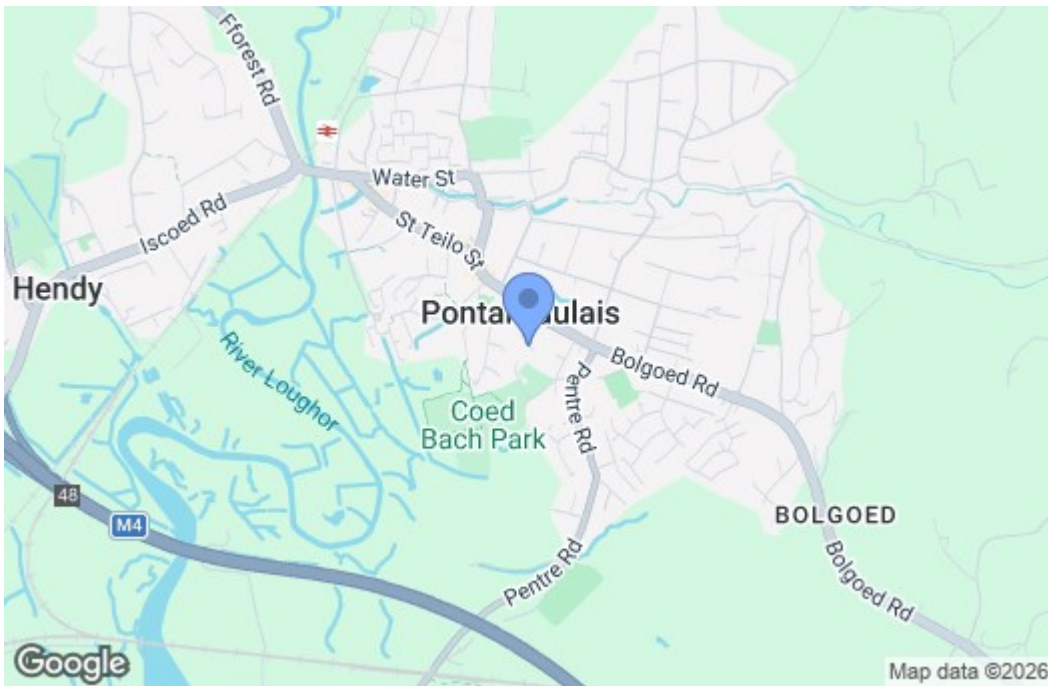
Mobile coverage - TBC

Broadband - Satellite / Fibre TV Availability- BT Sky

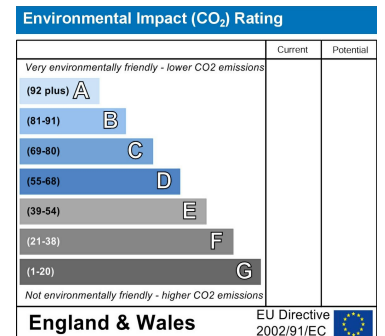
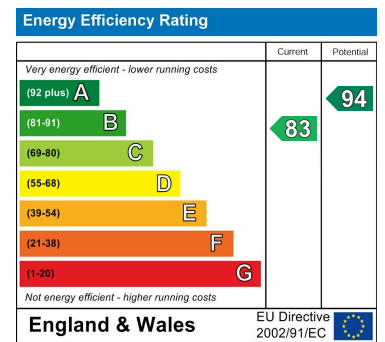
Floor Plan



Area Map



Energy Efficiency Graph



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