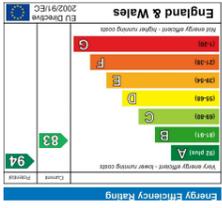
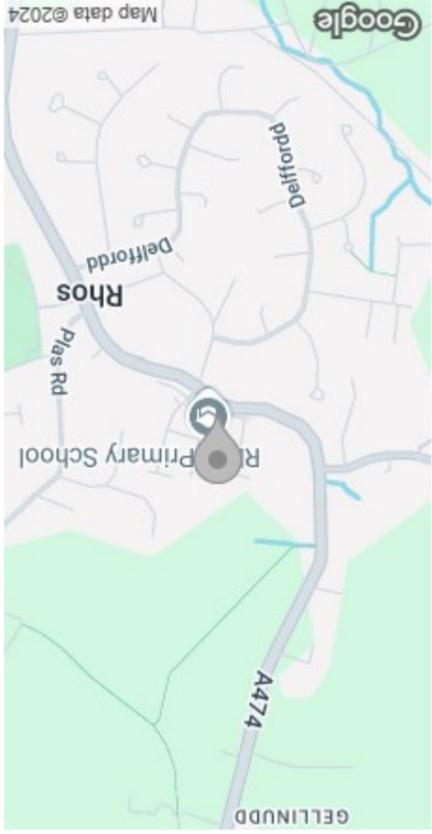


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



36 Heol Cynfeli
 Pontardawe, Swansea, SA8 3FD
 Offers Over £270,000



GENERAL INFORMATION

Welcome to this stunning detached house located in the picturesque Heol Cynfeli, Pontardawe, Swansea. This property boasts a modern and stylish interior, with a reception room, three bedrooms, and stylish family bathrooms, offering ample space for comfortable living. As you step inside, you'll be greeted by a beautifully presented interior that exudes elegance and charm. The contemporary fitted kitchen is perfect for whipping up delicious meals and flows seamlessly into a delightful dining area, while the master bedroom with its en-suite provides a luxurious retreat at the end of the day. One of the highlights of this property is the enclosed rear garden, ideal for enjoying outdoor gatherings with family and friends or simply unwinding in a tranquil setting. Additionally, being close to local amenities means that convenience is right at your door step. Don't miss the opportunity to make this house your home and enjoy the best of modern living in a desirable location.

EPC - B
Council Tax Band - D
Tenure - Freehold

Mains electricity, gas, water and drainage.
Electricity and gas currently supplied by Octopus Energy.
Water is on a meter.
Broadband currently supplied by Fibre Net.
Please refer to Ofcom checker for further information regarding broadband and mobile coverage.

FULL DESCRIPTION

Entrance

Hallway

Cloakroom

Lounge

12'9 max x 12'0 (3.89m max x 3.66m)

Kitchen/Dining Room

18'0 x 9'4 (5.49m x 2.84m)



Utility
5'8 x 5'6 (1.73m x 1.68m)

First Floor

Landing

Bedroom One
13'0 max x 10'9 (3.96m max x 3.28m)

En-suite

Bathroom

Bedroom Two
9'5 x 9'5 (2.87m x 2.87m)

Bedroom Three
9'5 x 8'5 (2.87m x 2.57m)

External

Garage
21'0 x 10'9 (6.40m x 3.28m)

