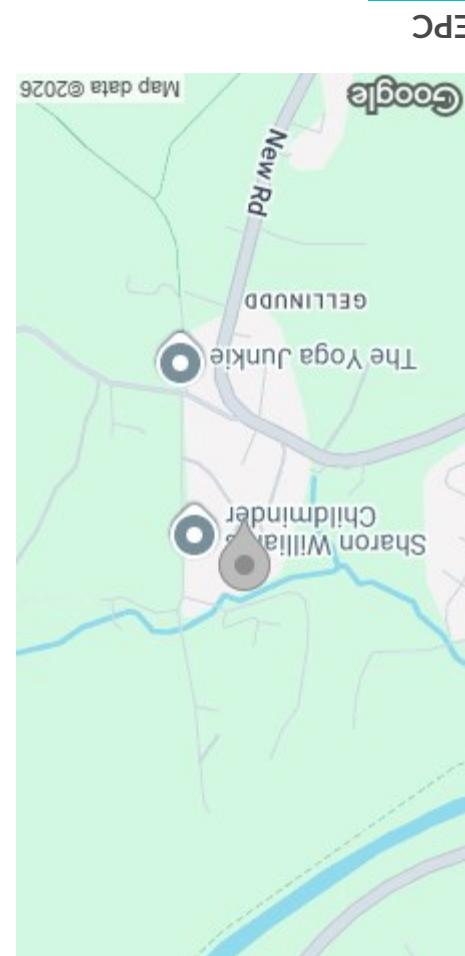
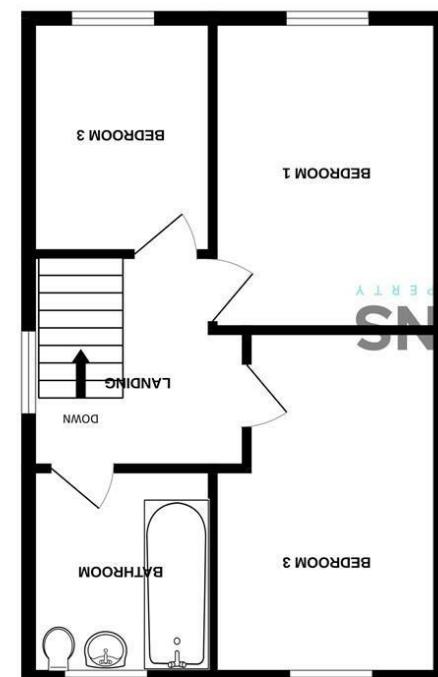


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

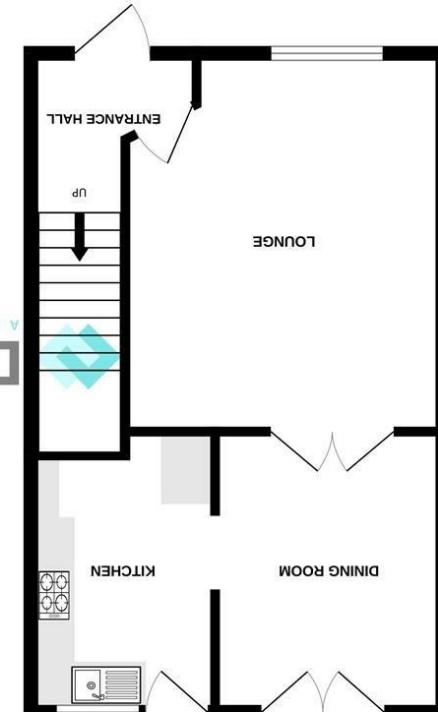


AREA MAP

EPC



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



## 16 Lon Catwg

Gellinudd, Pontardawe, Swansea, SA8 3DU

Asking Price £220,000



## GENERAL INFORMATION

Situated in the charming area of Lon Catwg, Gellinudd, Pontardawe, this well-presented semi-detached house offers a delightful blend of comfort and convenience. With three spacious bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings.

The house boasts a well-maintained kitchen and bathroom, catering to all your daily needs. One of the standout features of this property is the enclosed rear garden, which offers a private outdoor space for children to play or for you to unwind in the fresh air. Additionally, the driveway and garage provide convenient off-road parking, a valuable asset in today's busy world.

Situated close to local amenities, you will find shops, schools, and recreational facilities just a short distance away, making this location both practical and desirable. The absence of a chain means that you can move in without delay, allowing you to settle into your new home with ease.



## FULL DESCRIPTION

### Entrance



### Hallway

**Lounge**  
15'2 x 12'9 (4.62m x 3.89m)



**Dining Room**  
11'3 x 9'2 (3.43m x 2.79m)

**Kitchen**  
12'9 x 8'7 (3.89m x 2.62m)

### First Floor



### Landing

**Bathroom**  
7'11 x 5'10 (2.41m x 1.78m)

**Bedroom One**  
10'8 x 10'1 (3.25m x 3.07m)

**Bedroom Two**  
11'2 x 10'2 (3.40m x 3.10m)

**Bedroom Three**  
8'7 x 6'10 (2.62m x 2.08m)

### External

**Parking**  
Driveway and garage

**Council Tax Band**  
C

**EPC**  
D

**Tenure**  
Freehold

**Services**  
Mains electricity, gas, water and sewerage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

