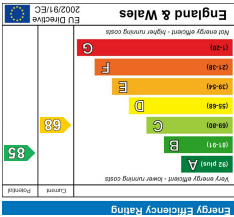


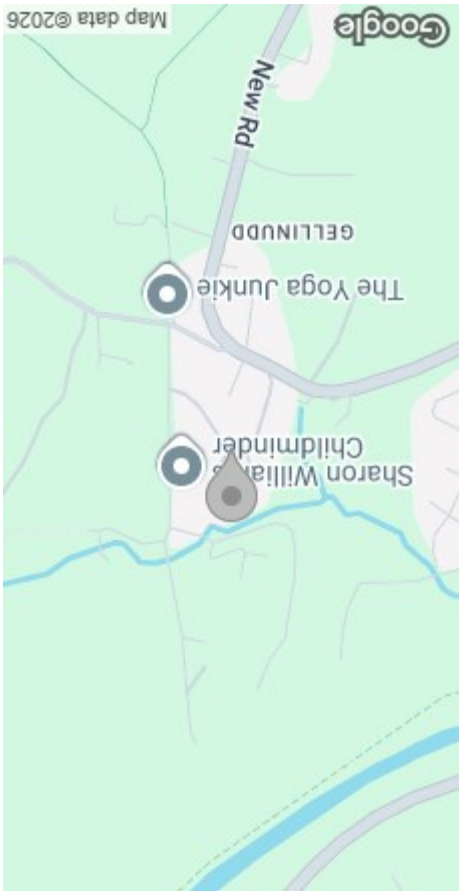
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### EPC



### AREA MAP



### 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.

