7 Bryn Morgrug



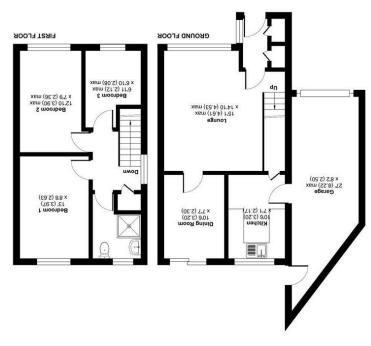






AREA MAP PLOOR PLAN









or warranty in respect of the property. 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 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



Map data @2025

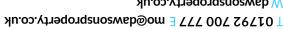
Pontardawe Riverside Park





EbC





135 Woodfield Street, Morriston, SA6 8AL

GENERAL INFORMATION

Situated in the charming area of Bryn Morgrug,
Pontardawe, Swansea, this delightful semi-detached house
presents an excellent opportunity for families and firsttime buyers alike. The property boasts three wellproportioned bedrooms, providing ample space for
relaxation and rest. The inviting reception room serves as
a perfect gathering space for family and friends, ensuring
a warm and welcoming atmosphere.

One of the standout features of this home is the generous enclosed garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. The garden offers a safe haven for children and pets to play freely. Additionally, the property benefits from a driveway and garage, providing convenient off-road parking and extra storage space.

With no onward chain, this home is ready for you to move in without delay, making it an attractive option for those looking to settle in quickly. The location in Pontardawe offers a blend of community spirit and accessibility to local amenities, schools, and transport links, ensuring that everything you need is within easy reach.

FULL DESCRIPTION

Entrance

Porch

Lounge 15'1 max x 14'10 (4.60m max x 4.52m)

Dining Room 10'6 x 7'7 (3.20m x 2.31m)

Kitchen 10'6 x 7'1 (3.20m x 2.16m)

First Floor

Landing

















Shower Room

Bedroom One 13'0 x 8'8 (3.96m x 2.64m)

Bedroom Two 12'10 max x 7'9 max (3.91m max x 2.36m max)

Bedroom Three 6'11 max x 6'10 (2.11m max x 2.08m)

External

Parking

Driveway and garage (27'0 max x 8'2).

Council Tax Band

EPC

Tenure

Leasehold: 99 year lease with 46 years remaining. 25/03/1973 - 25/03/2072.

Services

Mains electricity, gas, water (billed) 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.





