

GENERAL INFORMATION

Situated in the charming area of Bryn Morgrug, Pontardawe, Swansea, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned 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
C

EPC
C

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.

