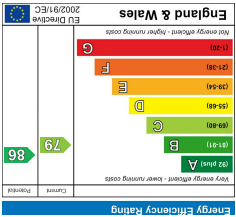
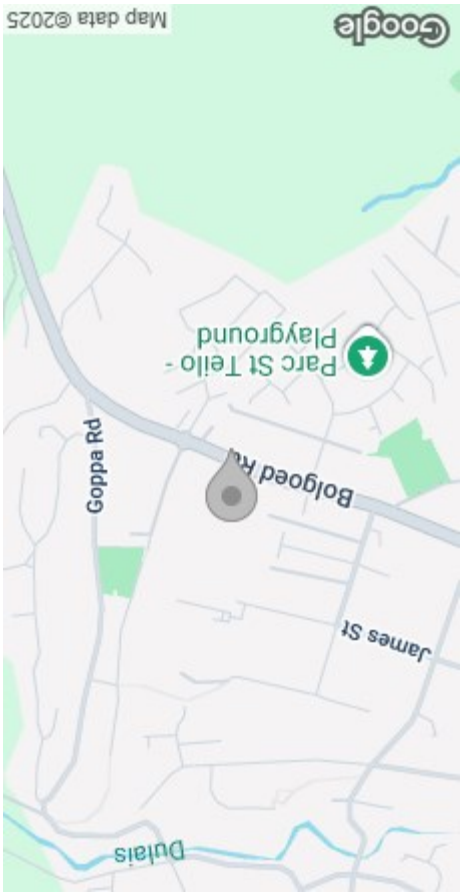


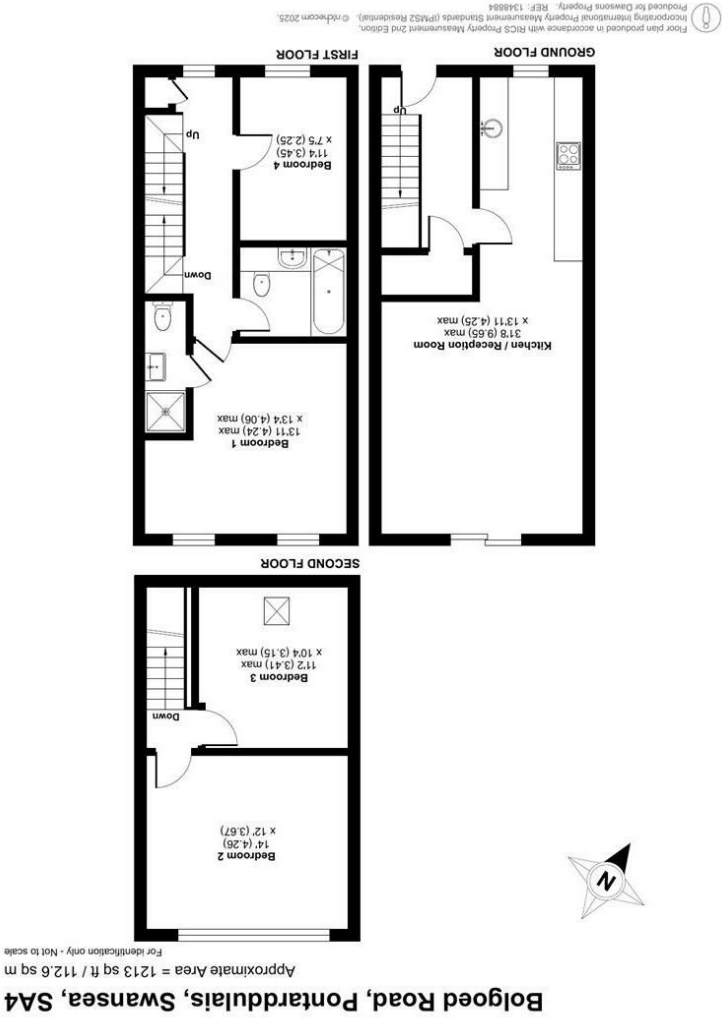
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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



86 Bolgoed Road
Pontarddulais, Swansea, SA4 8JF
Offers Around £270,000

4 2 1 C

GENERAL INFORMATION

Situated on Bolgoed Road in Pontarddulais, Swansea, this exquisite semi-detached property, presents an exceptional opportunity for those seeking a modern family home. Boasting four well-proportioned bedrooms, this property is perfect for families or those looking for extra space. The property features a spacious open plan kitchen/reception room, ideal for entertaining guests or enjoying quiet evenings with loved ones.

The property, newly built in December 2024, is finished to a high standard, showcasing contemporary design and quality fixtures throughout. It includes a convenient shower en-suite in the master bedroom, as well as a stylish family bathroom, ensuring ample facilities for all residents.

The enclosed rear garden, provides a safe and private outdoor space for children to play or for hosting summer barbecues. Additionally, the property benefits from a private parking space, a valuable asset in today's busy world.

Being chain-free and vacant, this home is ready for immediate occupation, allowing for a smooth transition for the new owners. Whether you are a first-time buyer or looking to upgrade, this property offers a perfect blend of comfort, style, and convenience in a desirable location. Don't miss the chance to make this stunning house your new home.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Kitchen/Reception Room

31'7" max x 13'11" max (9.65m max x 4.25m max)

First Floor

Landing

Bedroom 1

13'10" max x 13'3" max (4.24m max x 4.06m max)

Shower En-suite

Bedroom 4

11'3" x 7'4" (3.45m x 2.25m)



Family Bathroom

Second Floor

Landing

Bedroom 2

13'11" x 12'0" (4.26m x 3.67m)

Bedroom 3

11'2" max x 10'4" max (3.41m max x 3.15m max)

Parking

Allocated private parking

Council Tax Band = C

EPC = C

Tenure

Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (metered)

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

