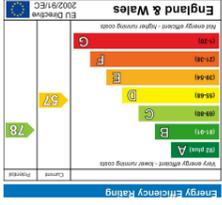


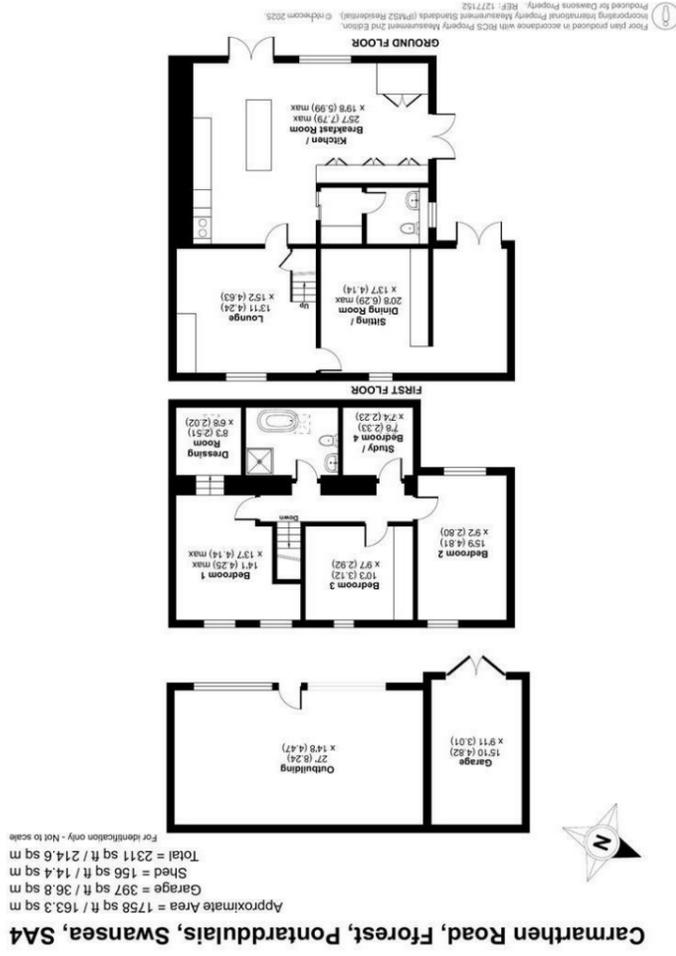
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EPC



AREA MAP



FLOOR PLAN



DAWSONS

Pentwyn Carmarthen Road
 Fforest, Pontarddulais, Swansea, SA4 0FT
Offers Around £475,000




DAWSONS
 ALL THINGS PROPERTY

GENERAL INFORMATION

Nestled on Carmarthen Road in Pontarddulais, Swansea, this delightful end-terraced property offers a perfect blend of modern living and spacious outdoor enjoyment. The property has been extended, providing ample room for families or those who enjoy entertaining.

Inside, you will find well-proportioned reception rooms, one of which features a cosy log burner, creating a warm and inviting atmosphere during the colder months. The modern kitchen diner is a highlight of the home, designed for both functionality and style, making it an ideal space for family meals or gatherings with friends. Additionally, the property boasts a utility room and a cloakroom, enhancing convenience for everyday living.

The house comprises four bedrooms, providing a peaceful retreat for rest and relaxation. The enclosed rear garden is a wonderful outdoor space, perfect for children to play or for hosting summer barbecues. Furthermore, the separate outbuilding offers additional versatility, whether for storage, a workshop, or even a home office with approximately five acres of land, this property presents a unique opportunity for those seeking a rural lifestyle while still being close to local amenities. The combination of spacious interiors, modern features, and generous outdoor space makes this end-terraced house a truly appealing option for potential buyers.

FULL DESCRIPTION

Ground Floor

Entrance

Kitchen/Dining Room

25'6" max x 19'7" max (7.79m max x 5.99m max)

Lounge/Dining Room

20'7" max (6.29m max)

Family Room

13'10" x 15'2" (4.24m x 4.63m)

W.C

First Floor

Landing



Bedroom 1
13'11" max x 13'6" max (4.25m max x 4.14m max)

Dressing Room
8'2" x 6'7" (2.51m x 2.02m)

Bedroom 2
15'9" x 9'2" (4.81m x 2.80m)

Bedroom 3
10'2" x 9'6" (3.12m x 2.92m)

Bedroom 4
7'7" x 7'3" (2.33m x 2.23m)

Family Bathroom with additional shower cubicle

Outbuilding
27'0" x 14'7" (8.24m x 4.47m)

Parking
Garage and off road parking

Council Tax Band = D

EPC = D

Tenure
FREEHOLD

Services
Heating System - Oil
Water and Sewerage - Septic Tank
Mains electric and water.
Broadband - The current supplier is Vodafone
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Tesco
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

