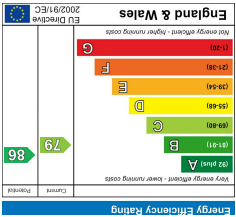
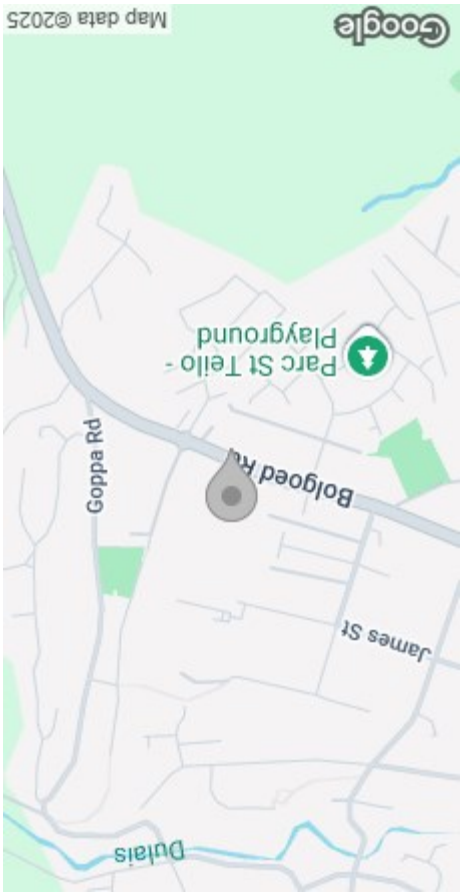


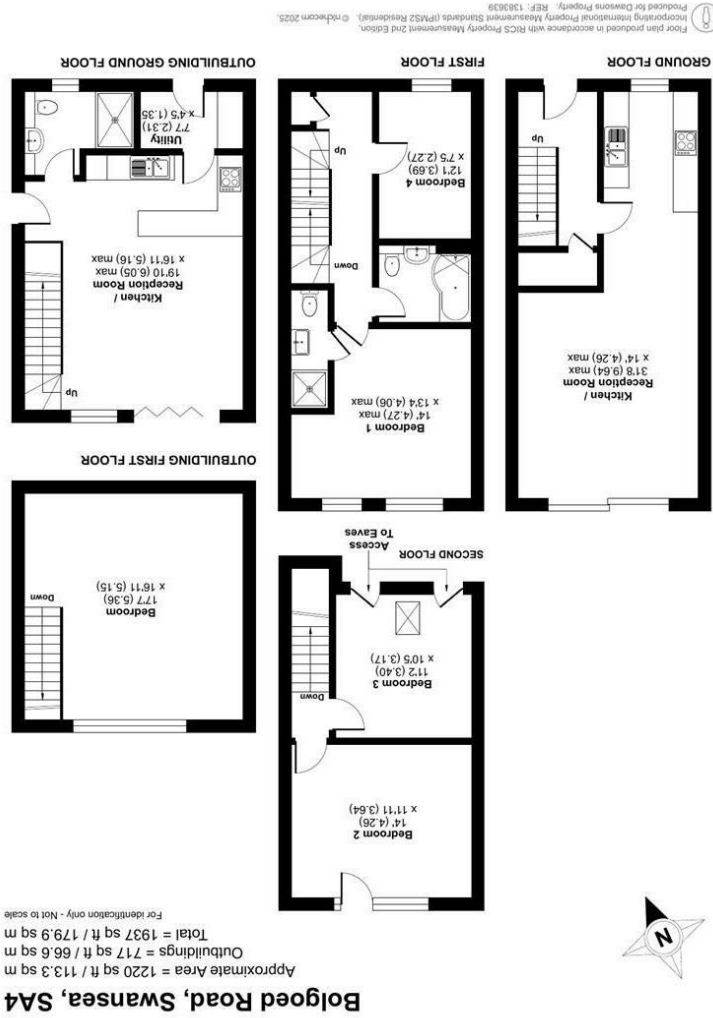
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



86a Bolgoed Road  
Pontarddulais, Swansea, SA4 8JF  
Offers Over £325,000

4 2 1 C



GENERAL INFORMATION

OFFERED FOR SALE IS THIS SEMI-DETACHED 4 BEDROOM PROPERTY WITH A SEPARATE 1 BEDROOM SELF CONTAINED APARTMENT/GRANNY ANNEX!! (There is an option to purchase the property separately to the apartment, please call to discuss further)

This modern 4 bedroom semi-detached house presents an exceptional opportunity for families and investors alike. Boasting four well-proportioned bedrooms, this property is designed for comfortable living. The open-plan kitchen and living space create a welcoming atmosphere, perfect for both entertaining guests and enjoying family time.

In addition to the main house, there is a separate one-bedroom self-contained apartment or granny annex, offering versatility for extended family living or potential rental income.

Ample off-road parking is available at the rear, providing ease of access and security for your vehicles.

This delightful home combines modern living with the charm of a well-established neighbourhood, and being close to shops, schools and M4 Motorway makes it an ideal choice for those seeking a blend of comfort and practicality. Don't miss the chance to make this property your own.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Kitchen/Reception Room  
31'7" max x 13'11" max (9.64m max x 4.26m max )

First Floor

Landing

Bedroom 1  
14'0" max x 13'3" max (4.27m max x 4.06m max )

Shower En-suite

Bedroom 4  
12'1" x 7'5" (3.69m x 2.27m )



Family Bathroom

Second Floor

Bedroom 2  
13'11" x 11'11" (4.26m x 3.64m )

Bedroom 3  
14'0" max x 13'3" max (4.27m max x 4.06m max )

Apartment Kitchen/Reception Room  
19'10" max x 16'11" max (6.05m max x 5.16m max)

Apartment Utility  
7'6" x 4'5" (2.31m x 1.35m )

Apartment Shower Room

Apartment First Floor

Apartment Bedroom  
17'7" x 16'10" (5.36m x 5.15m )



Parking  
Allocated private parking.

EPC = C

Council Tax Band = 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,.

Additional Information  
Please note, there is an option to buy the house only, for £270,000

