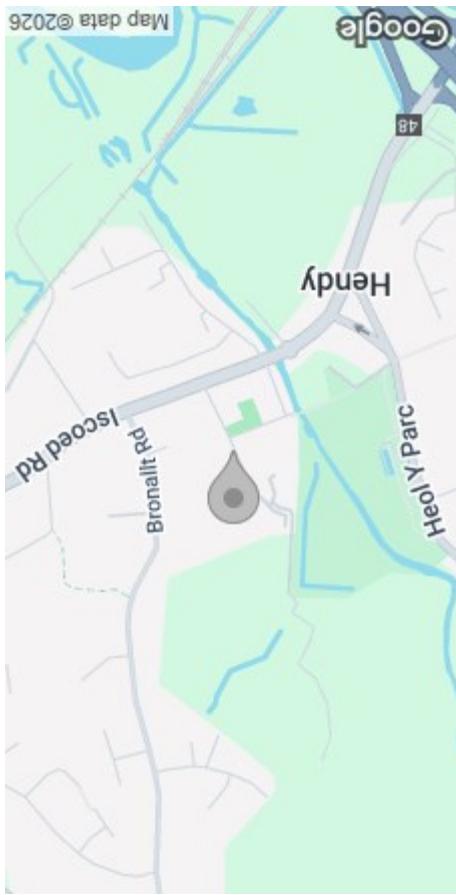


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

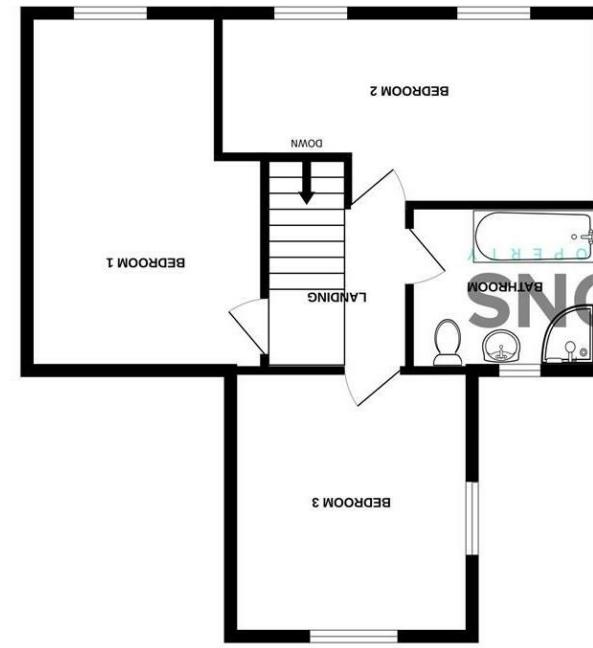
Whilst believed to be accurate, these details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of misdescription. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency as given.

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency as given.

### EPC



### AREA MAP



1ST FLOOR



GROUND FLOOR

### FLOOR PLAN



10 Sawel Terrace  
Pontarddulais, Swansea, SA4 0UY  
Offers Around £185,000



## GENERAL INFORMATION

Sawel Terrace, Pontarddulais, Swansea, this detached property presents an excellent opportunity for those seeking a spacious family home. Boasting three generously sized double bedrooms, this property is perfect for families or individuals who appreciate ample living space.

Upon entering, you will find two inviting reception rooms that offer versatility for both relaxation and entertaining. These well-proportioned areas are filled with natural light, creating a warm and welcoming atmosphere throughout the home. The layout is designed to cater to modern living, ensuring comfort and convenience for all.

One of the standout features of this property is the large tiered garden, which provides a wonderful outdoor space for gardening enthusiasts or for children to play. This garden offers a blank canvas for you to create your own outdoor oasis, perfect for summer barbecues or quiet evenings under the stars.

Being chain-free, this home allows for a smooth and straightforward purchasing process, making it an ideal choice for those looking to move in without delay. The location in Pontarddulais is conveniently situated, providing easy access to local amenities and transport links and access to M4.

Do not miss the chance to make this property your own.



## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Hallway

#### Lounge

14'9" x 10'7" (4.50m x 3.25m)



#### Dining Room/Sitting Room

14'9" x 10'9" (4.50m x 3.28m)



#### Kitchen

11'10" x 9'10" (3.61m x 3.00m)

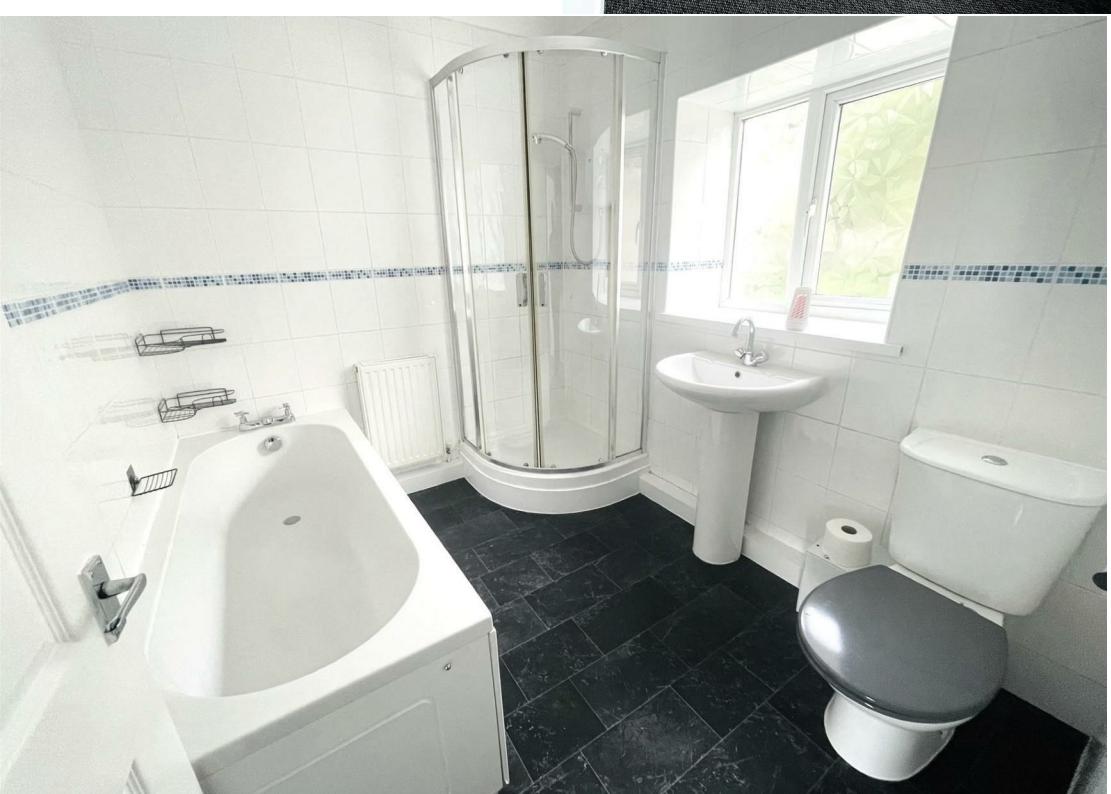


#### Cloakroom

#### Utility Room/Rear Porch

#### First Floor

#### Landing



#### Bedroom 1

14'7" x 11'1" (4.47m x 3.38m)

#### Bedroom 2

16'7" max x 7'6" max (5.08m max x 2.31m max)

#### Bedroom 3

12'2" x 10'0" (3.71m x 3.05m)

#### Family Bathroom

#### Parking

Council Tax Band = C

#### Tenure

EPC = E

#### Services

Heating System - Gas  
Mains gas, electricity, sewerage and water.

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

