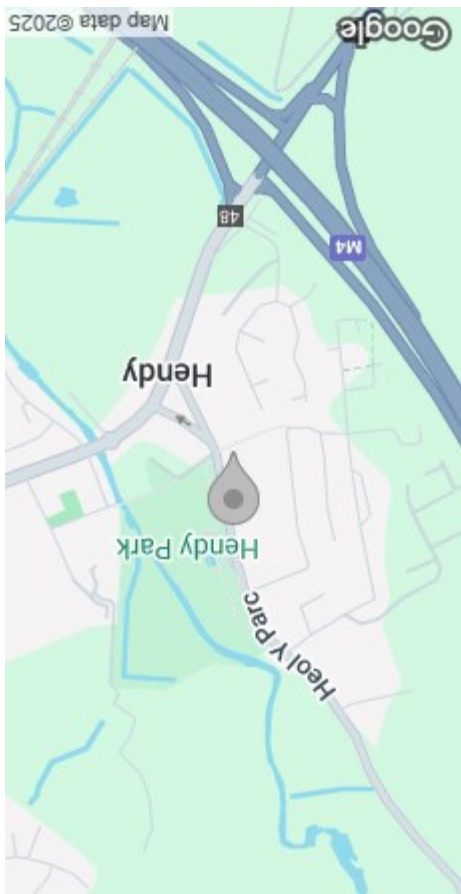


Country of Birth	Percentage of Population with Tertiary Education
Born in the UK (Overall)	78%
Born in the UK (Lower learning costs)	65%
Born overseas (Lower learning costs)	49%
Born overseas (Higher learning costs)	40%

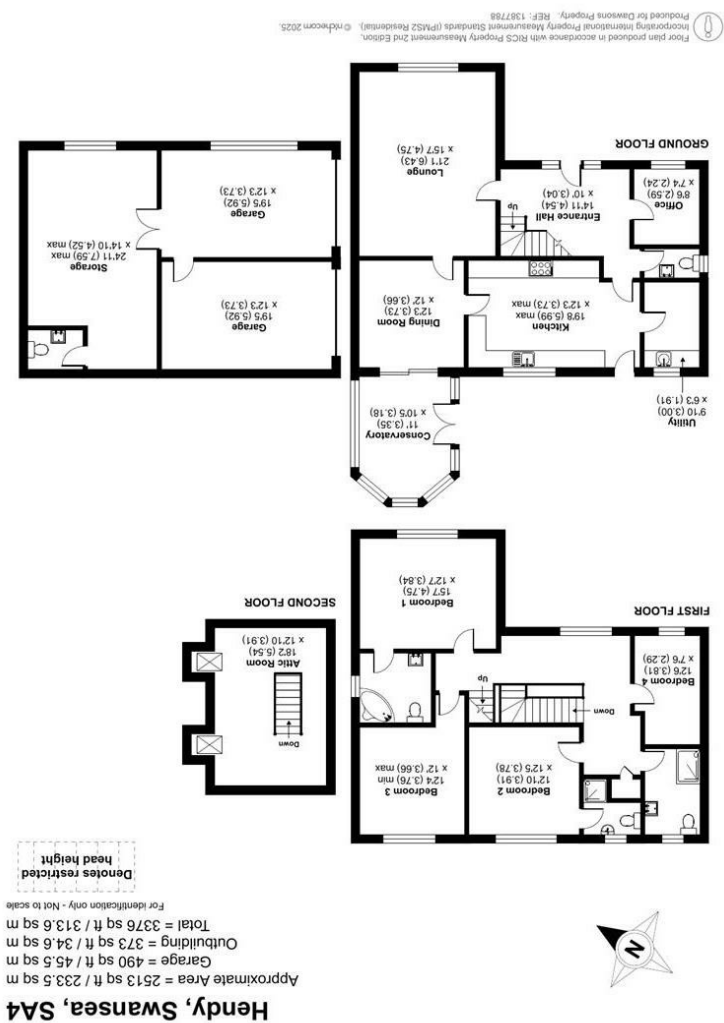
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



**29 Heol Y Parc**  
Pontarddulais, Swansea, SA4 0XF  
**Offers Around £550,000**





GENERAL INFORMATION

This impressive detached house offers a perfect blend of space and comfort, ideal for family living. With 4 well-proportioned bedrooms & Attic Room, with two of the bedrooms having en-suites, this property is designed to accommodate both relaxation and privacy.

As you enter, you are greeted by a long brick-paved driveway that leads to a large double garage, complete with a convenient W.C. This feature not only provides ample parking but also adds to the practicality of the home. The garden is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep.

Inside, the property boasts three reception rooms, providing versatile spaces for entertaining guests or enjoying quiet family time. The large kitchen is a chef's delight, complemented by a utility room that enhances functionality. The lounge and dining room offer inviting areas for gatherings, while a dedicated study provides a peaceful retreat for work or study.

Conveniently located close to the M4, this home offers excellent transport links, making it an ideal choice for commuters. With its generous living spaces and thoughtful design, this property is a wonderful opportunity for those seeking a spacious family home in a desirable location. Don't miss the chance to make this delightful house your new home.

FULL DESCRIPTION

Ground Floor

Entrance Hall  
14'10" x 9'11" (4.54m x 3.04m )

Lounge  
21'1" x 15'7" (6.43m x 4.75m )

Dining Room  
12'2" x 12'0" (3.73m x 3.66m )

Conservatory  
10'11" x 10'5" (3.35m x 3.18m )

Kitchen  
19'7" max x 12'2" max (5.99m max x 3.73m max )

Utility  
9'10" x 6'3" (3.00m x 1.91m )

Office  
8'5" x 7'4" (2.59m x 2.24m )



W.C  
First Floor  
Landing  
Bedroom 1  
15'7" x 12'6" (4.75m x 3.83m )  
En-suite

Bedroom 2  
12'9" x 12'4" (3.91m x 3.78m )

Shower En-suite  
Bedroom 3  
12'4" min x 12'0" max (3.76m min x 3.66m max )

Bedroom 4  
12'5" x 7'6" (3.81m x 2.29m )

Shower Room

Second Floor

Attic Room  
18'2" x 12'9" (5.54m x 3.91m )

Parking  
Driveway and large garage

Council Tax Band = G

EPC = D

Tenure

Freehold

Services

Heating System - Gas  
Mains gas, electricity, sewerage and water (billed)  
Broadband - The current supplier is EE (fibre)  
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Sky  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

