



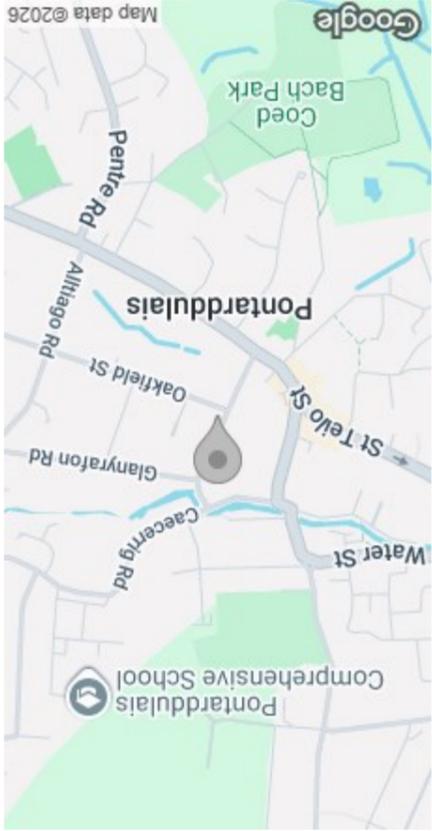
Energy Efficiency Rating	Current	Minimum
A	91-100	91-100
B	81-90	79-80
C	69-80	69-78
D	55-68	55-68
E	39-54	39-54
F	21-38	21-38
G	1-20	1-20

England & Wales
 EPC (England & Wales) 2022/1/EC
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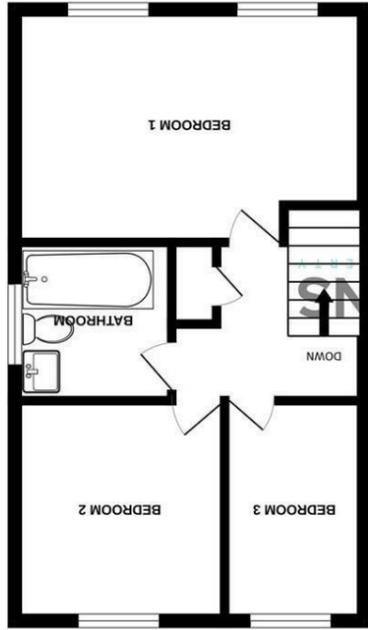
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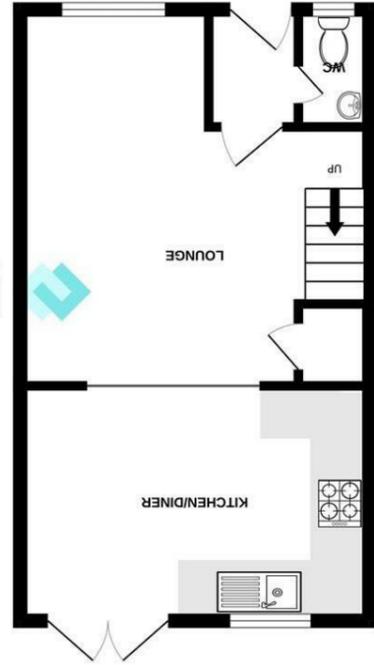
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



1A Oakfield Street
 Pontarddulais, Swansea, SA4 8LN
 Offers Over £190,000



GENERAL INFORMATION

Offered to the market with no onward chain, this well-presented three-bedroom home provides spacious and practical accommodation, ideal for first-time buyers, families or investors alike.

The ground floor offers a welcoming entrance hallway leading into a bright and comfortable lounge, perfect for both relaxing and entertaining. The fitted kitchen offers a range of wall and base units with ample worktop space, with convenient access out to the rear garden.

To the first floor are three well-proportioned bedrooms, offering flexible living arrangements whether for family use, guests or a home office, along with a modern family bathroom.

Externally, the property benefits from an enclosed rear garden, providing a private and secure outdoor space ideal for children, pets or summer entertaining. To the rear of the property there is a driveway providing off-road parking for two vehicles, a valuable addition in this central location.

Situated within close proximity to local shops, schools and amenities, the property also offers excellent transport links to Swansea, Llanelli and the M4 corridor, making it ideal for commuters. Viewings are highly recommended.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Cloakroom

Lounge

15'5" x 14'4" (4.70m x 4.37m)

Kitchen/Diner

14'4" x 9'8" (4.37m x 2.95m)

W.C

First Floor

Landing

Bedroom 1

14'4" x 9'7" (4.37m x 2.92m)



Bedroom 2
9'0" x 8'7" (2.75 x 2.62)

Bedroom 3
9'0" x 5'8" (2.75 x 1.74)

Family Bathroom

Parking
2 parking to the rear

EPC = TBC

Council Tax band = C

Tenure

Freehold

Services

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

Additional Information

Please note, solar panels are owned by the property.

