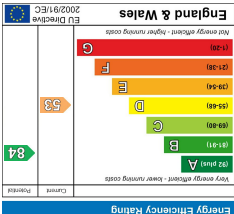
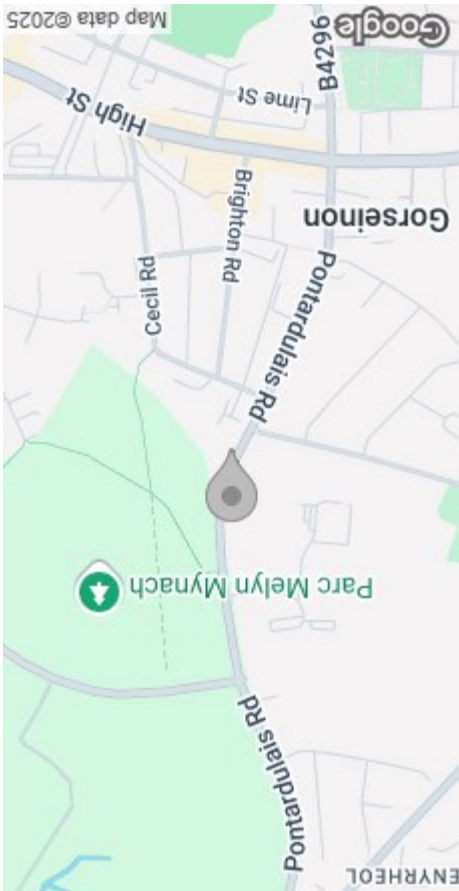


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



118 Pontardulais Road
Gorseinon, Swansea, SA4 4FQ
Offers Around £165,000



GENERAL INFORMATION

Welcome to Pontardulais Road, Gorseinon, Swansea - a 3 bedroom semi-detached property that has the potential to be your next dream home! The lounge and spacious reception/dining room offer versatile living spaces where you can create your own unique haven. With three bedrooms, there's plenty of space for the whole family to unwind and make memories. The property boasts a garage which offers practicality with parking or alternatively provides ample storage space for all your belongings. Located in a fantastic area, this property is surrounded by local schools and amenities, making daily life a breeze. Whether you're popping out for groceries or dropping the kids off at school, everything you need is just a stone's throw away. Come and experience the comfort and convenience that this lovely semi-detached property on Pontardulais Road has to offer.
Council Tax Band = C | FREEHOLD | EPC = E

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
11'1" x 11'1" (3.38m x 3.38m)

Reception Room/Dining Room
18'0" x 14'0" max (5.49m x 4.27m max)

Kitchen
12'9" x 8'7" (3.89m x 2.64m)

First Floor

Landing

Bedroom 1
13'5" x 11'8" (4.09m x 3.58m)



Bedroom 2
11'8" x 10'11" (3.58m x 3.35m)

Bedroom 3
8'5" x 7'1" (2.57m x 2.16m)

Family Bathroom

External

Garage
16'7" x 9'1" (5.08m x 2.79m)

Additional Information
Vendor advises:
You are advised to refer to Ofcom checker for mobile signal and coverage.
Electric - Yes
Gas - Yes
Water - Yes
Broadband - Yes

