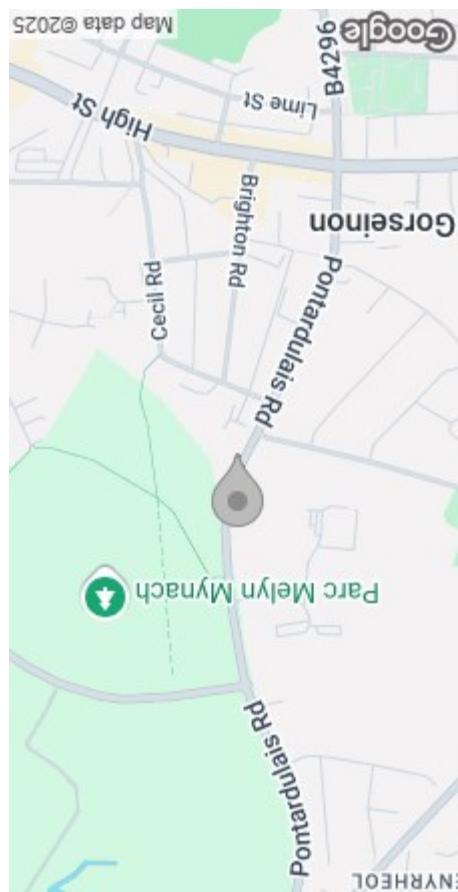
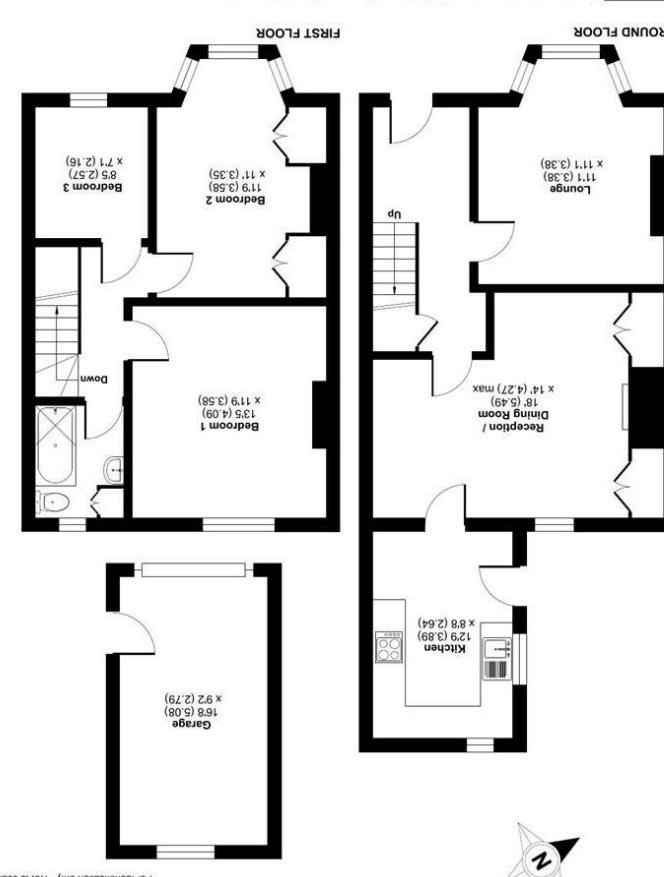


These particular, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intermediary Purchasers should not rely on them as statements by themselves by inspection of fact, but must satisfy the authority to make of give any representation in respect of the property.

EPC



AREA MAP



FLOOR PLAN



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



DAWSONS

## 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

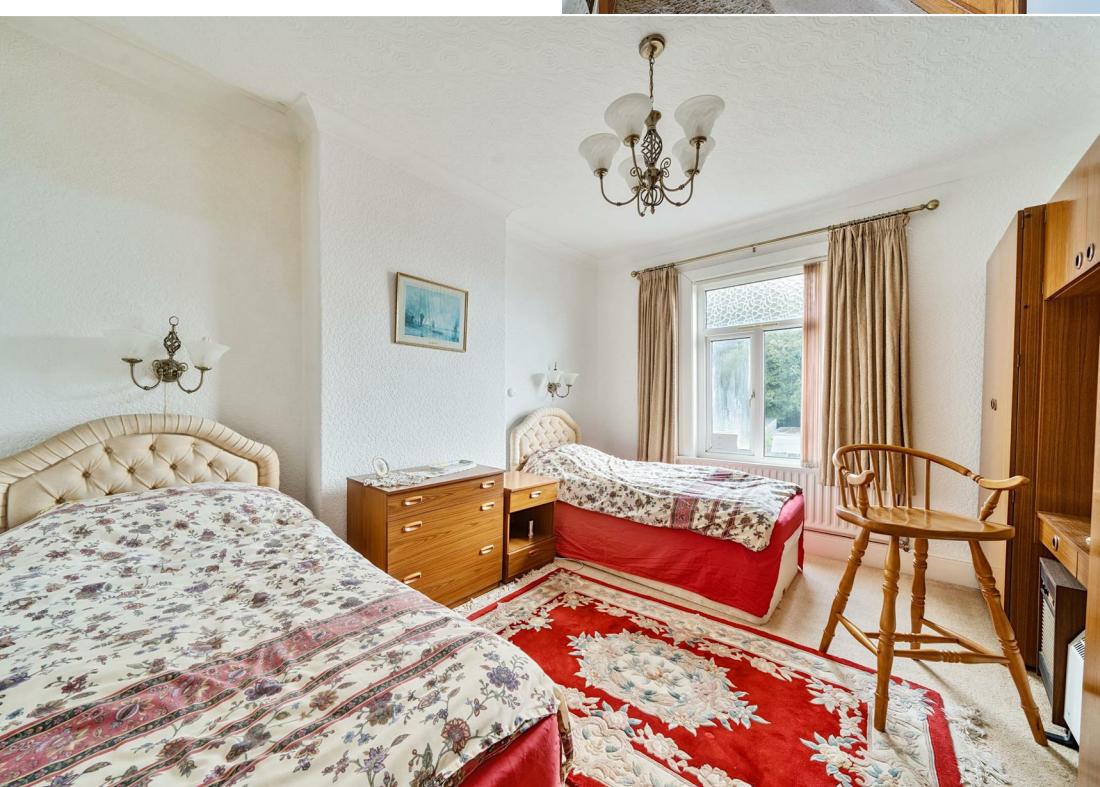
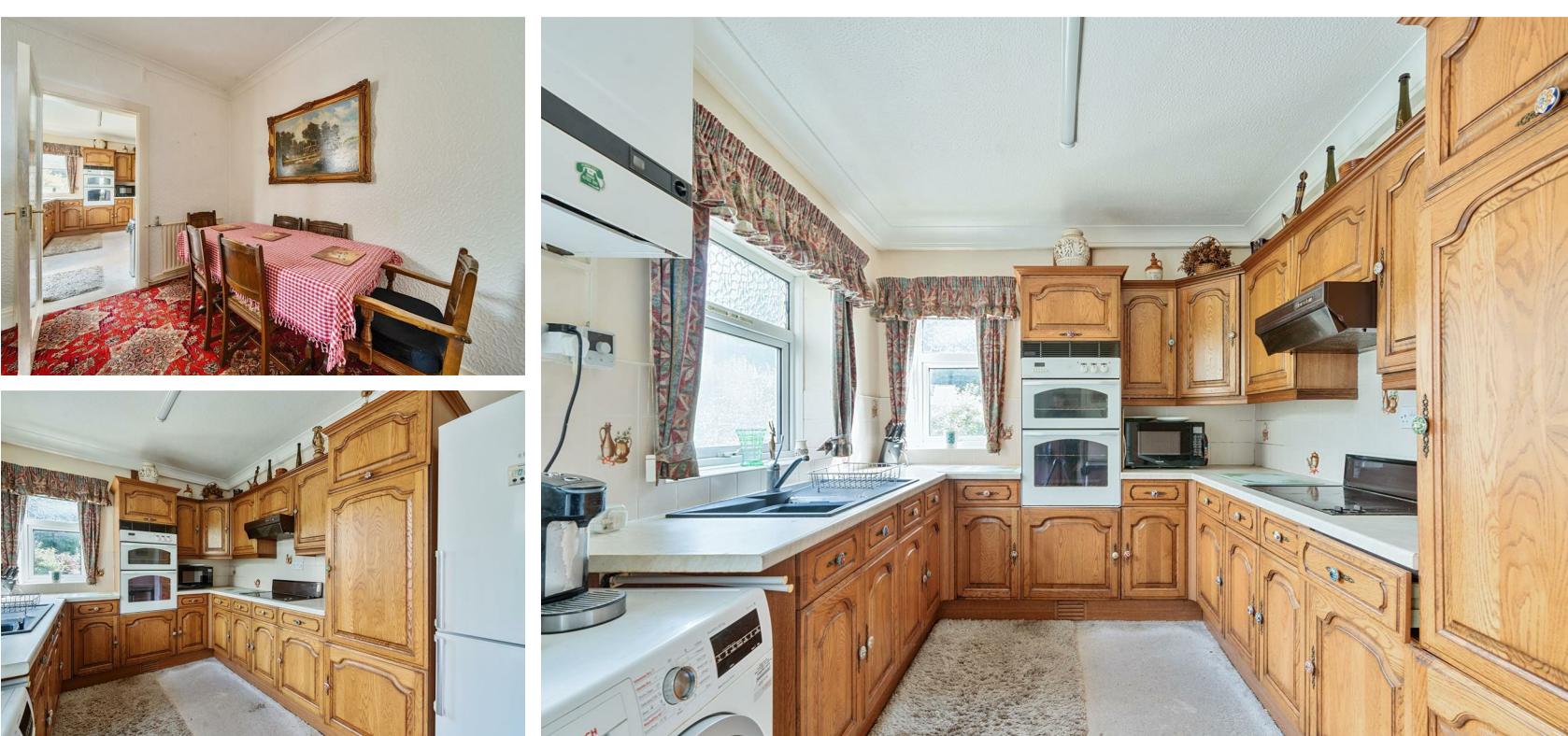
12'9" x 8'7" (3.89m x 2.64m)

### 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

