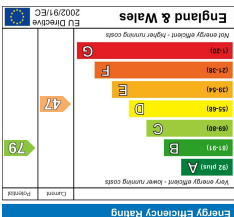
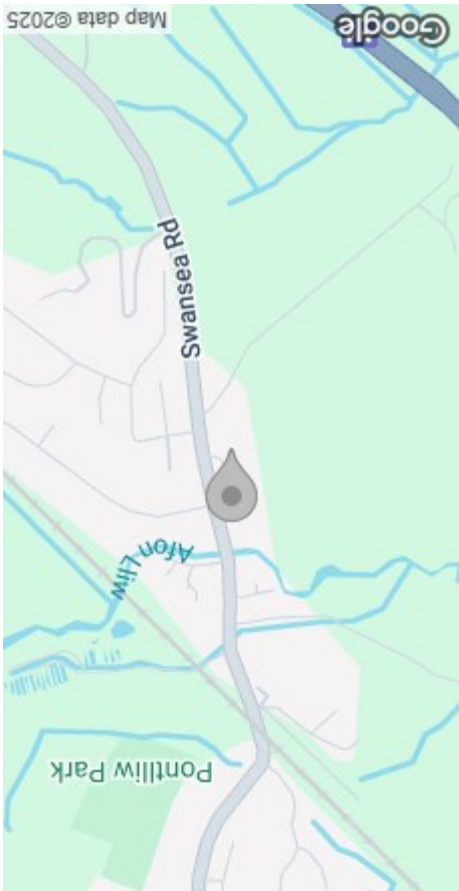


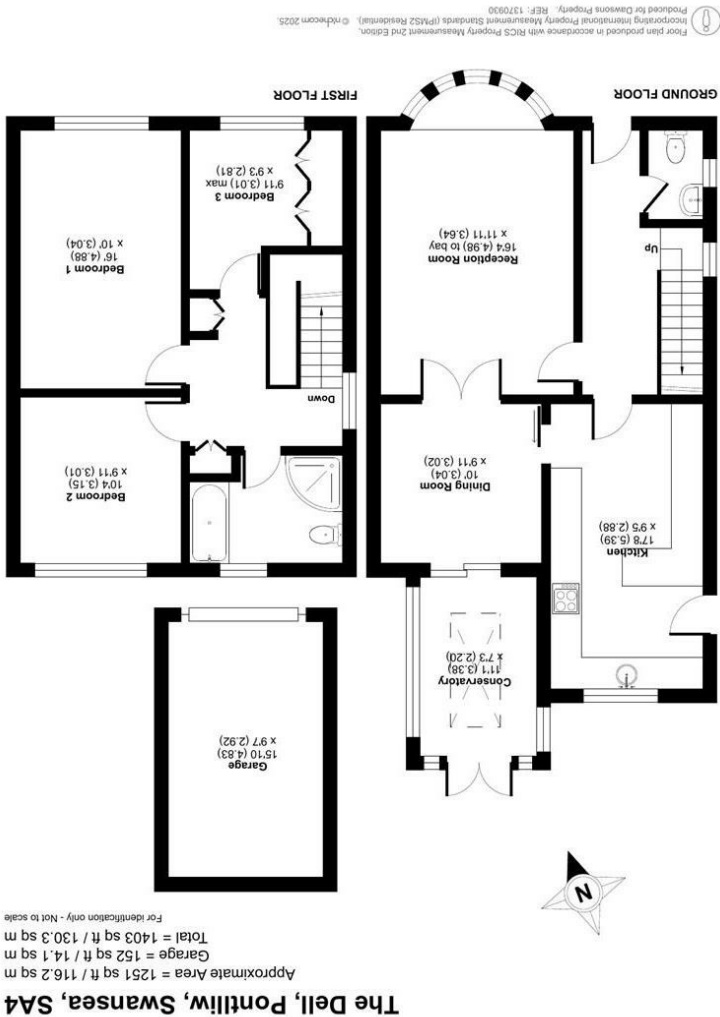
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



3 The Dell
Pontlliw, Swansea, SA4 9ET
Offers Around £290,000



GENERAL INFORMATION

Nestled in the cul-de-sac of The Dell, Pontlliw, Swansea, this semi-detached house presents a rare opportunity for those seeking a peaceful family home. With three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining. The lounge offers a comfortable setting to unwind, while the dining room provides an excellent space for family meals or gatherings with friends.

The property boasts a long driveway, ensuring ample parking for residents and guests alike. One of the standout features of this home is its picturesque view, as it overlooks fields to the rear, providing a delightful backdrop for everyday living.

This charming residence combines the benefits of a quiet location with the convenience of nearby amenities, making it an excellent choice for those who appreciate both tranquillity and accessibility. Do not miss the chance to make this lovely house your new home as properties rarely come for sale in the cul-de-sac.

FULL DESCRIPTION

Entrance

Hallway

Lounge
16'4" x 11'11" (4.98 x 3.64)

Dining Room
10' x 9'11" (3.05m x 3.02m)

Kitchen
17'8" x 9'5" (5.39 x 2.88)

Conservatory
11'1" x 7'3" (3.38m x 2.21m)

First Floor

Landing

Bedroom 1
16'0" x 10' (4.88m x 3.05m)



Bedroom 2
10'4" x 9'11" (3.15m x 3.02m)

Bedroom 3
9'11" x 9'3" (3.02m x 2.82m)

Bathroom

Parking
Driveway and Garage

Council Tax band = C

EPC = E

Tenure

Freehold

Services
Heating System -
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

