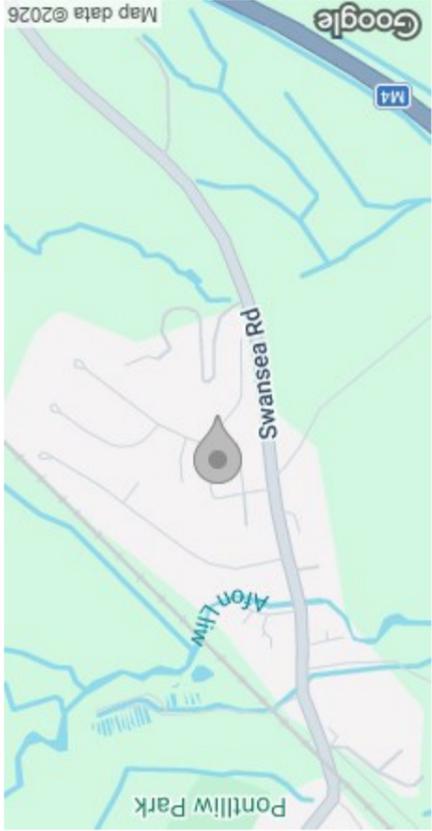


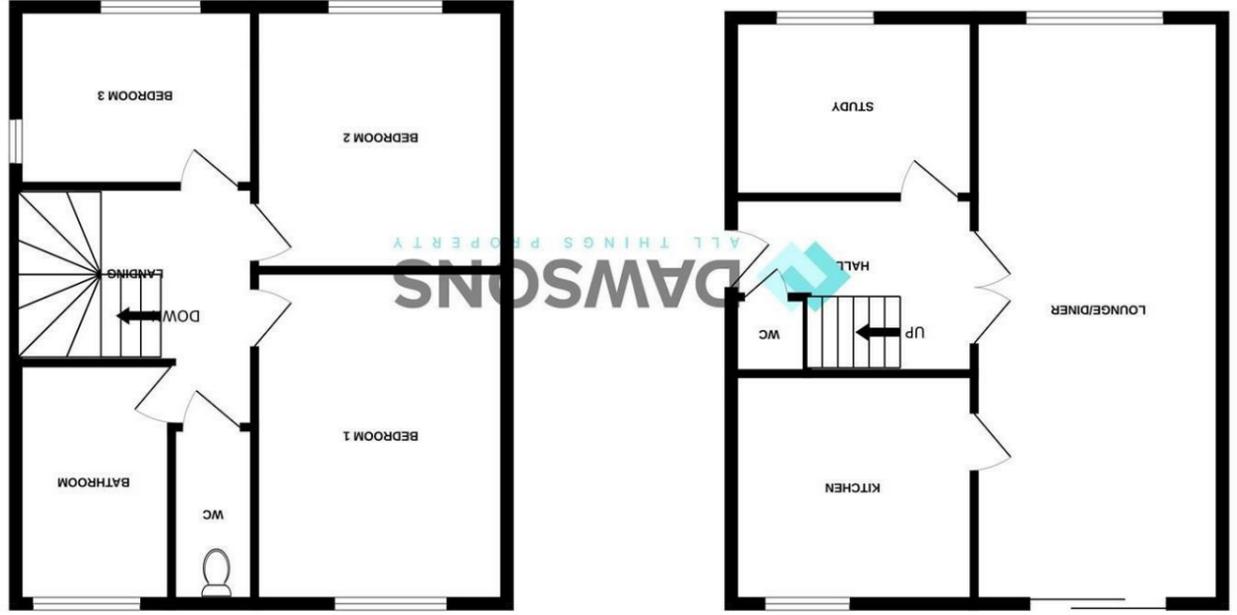
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors, etc. are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC



AREA MAP



1ST FLOOR

GROUND FLOOR

FLOOR PLAN



29 Woodfield Avenue
 Pontlliw, SWANSEA, SA4 9EQ
 Offers Around £270,000



GENERAL INFORMATION

Nestled in the cul-de-sac of Woodfield Avenue, Pontlliw, this well-presented semi-detached property offers a delightful blend of comfort and modern living. With three spacious bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, while the modern kitchen is designed for both functionality and style.

One of the standout features of this home is the converted garage, now a charming bar complete with a convenient W.C., making it an ideal space for social gatherings or a quiet retreat. Additionally, the cloakroom adds to the practicality of the layout, ensuring that everyday living is both comfortable and efficient. The property boasts a good sized rear garden, being laid to lawn which leads to the decked area with lighting.

The property benefits from easy access to the M4, making commuting a breeze and allowing for quick trips to nearby Swansea and beyond. This home is not just a place to live; it is a lifestyle choice in a peaceful setting.

Viewing is highly recommended to fully appreciate all that this lovely property has to offer. Don't miss the opportunity to make this house your home.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge/Diner

26'9" x 10'11" (8.17m x 3.33m)

Kitchen

10'7" x 8'7" (3.24m x 2.63m)

Study

8'0" x 10'8" (2.46m x 3.26m)

W.C

First Floor

Landing



Bedroom 1
10'11" x 12'1" (3.35m x 3.70m)

Bedroom 2
9'11" x 10'11" (3.04m x 3.34m)

Bedroom 3
6'8" x 10'5" (2.05m x 3.19m)

Bathroom
8'3" x 6'9" (2.53m x 2.06m)

Separate W.C

Parking
Driveway and Garage/Bar (2.85m x 5.63m) with W.C (1.06m X 2.60m)

Council Tax Band = C

EPC = D

Tenure

Freehold

Services

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

