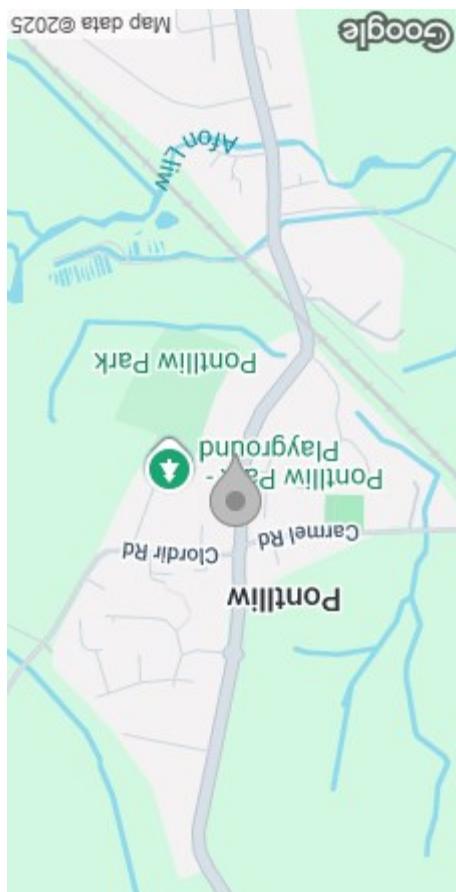
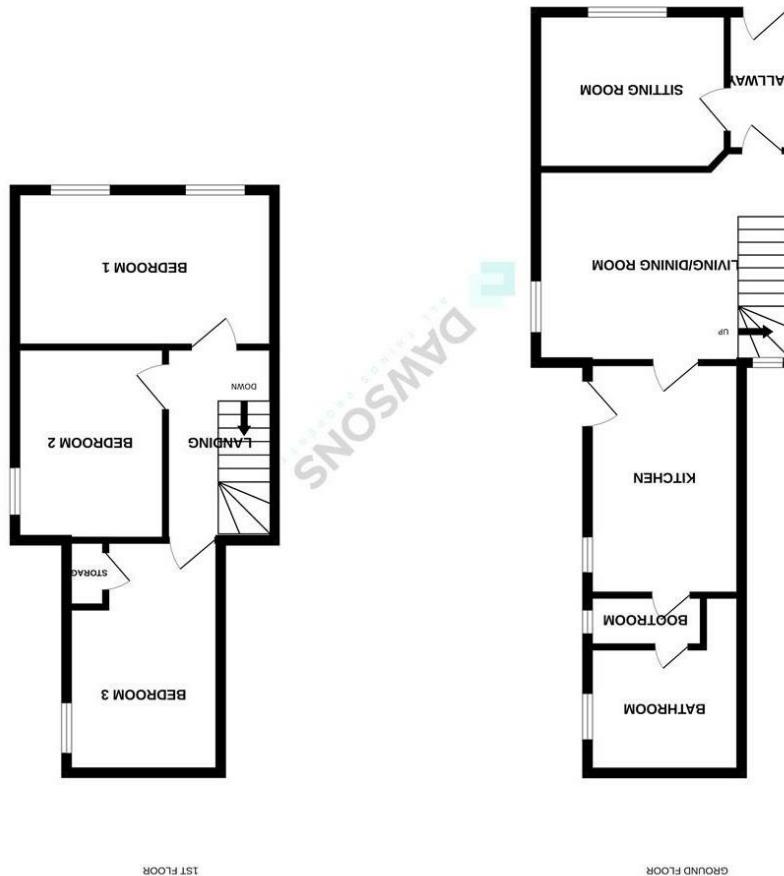


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



AREA MAP



FLOOR PLAN



35 Swansea Road
Pontlliw, Swansea, SA4 9EE
Offers Around £165,000



GENERAL INFORMATION

If you're in search of a property that combines comfort, convenience, and character, look no further, this 3-bedroom end of terrace house is located on Swansea Road in the delightful village of Pontllw. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

The property features a spacious family bathroom with corner bath and three cosy bedrooms, ideal for a growing family or those in need of a home office. Being within walking distance of local amenities, primary school and pub makes it convenient for your daily needs.

One of the standout features is its easy access to the M4 corridor, making commuting a breeze for those who work in nearby cities or need to travel frequently. Call today to arrange a viewing.



FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Sitting Room

10'8" x 8'8" (3.27m x 2.66m)



Bootroom

Family Bathroom

9'10" x 8'2" (3.01m x 2.50m)



Landing

Bedroom 1

15'1" x 8'7" (4.61m x 2.63m)

Bedroom 2

8'6" x 12'5" (2.61m x 3.81m)

Bedroom 3

12'11" x 8'8" (3.94m x 2.65m)

Parking

On road parking

Council Tax Band = B

EPC = D

Tenure

Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
Broadband - The current supplier is Sky

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

