

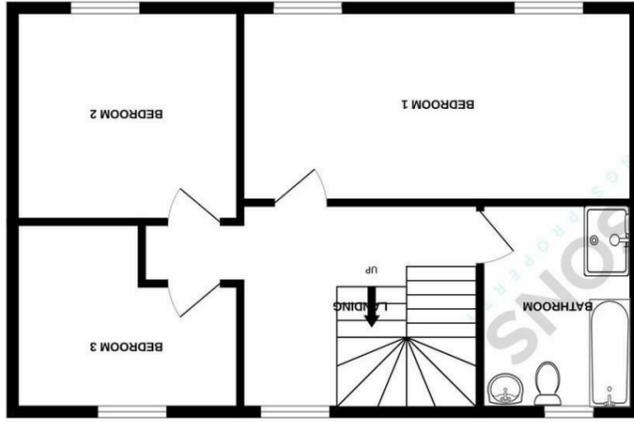
EPC



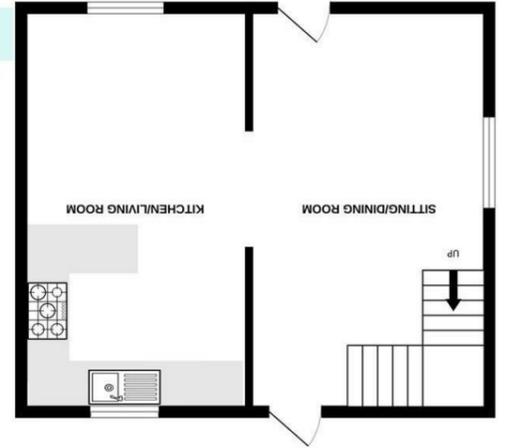
AREA MAP

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1ST FLOOR



GROUND FLOOR

FLOOR PLAN



132 Bolgoed Road  
 Pontarddulais, Swansea, SA4 8JP  
 Offers Around £195,000



## GENERAL INFORMATION

This good size end-terrace property on Bolgoed Road presents an excellent opportunity for first-time buyers. With its convenient location, residents will enjoy easy access to the M4, making commuting a breeze.

The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The three generously sized double bedrooms provide ample space for relaxation and rest, ensuring comfort for all family members. The modern kitchen is well-equipped, offering a stylish and functional space for culinary pursuits.

This home is rich in character, adding a unique charm that sets it apart from other properties. Additionally, it is situated close to a variety of local amenities and schools, making it an ideal choice for families and individuals alike.

In summary, this property on Bolgoed Road is not just a house; it is a welcoming home that combines modern living with traditional charm, all in a prime location. Do not miss the chance to make this lovely property your own.

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Sitting/Dining Room

27'4" x 11'2" max (8.35m x 3.41m max)

#### Kitchen/Living Room

26'3" max x 11'3" max (8.01m max x 3.43m max)

### First Floor

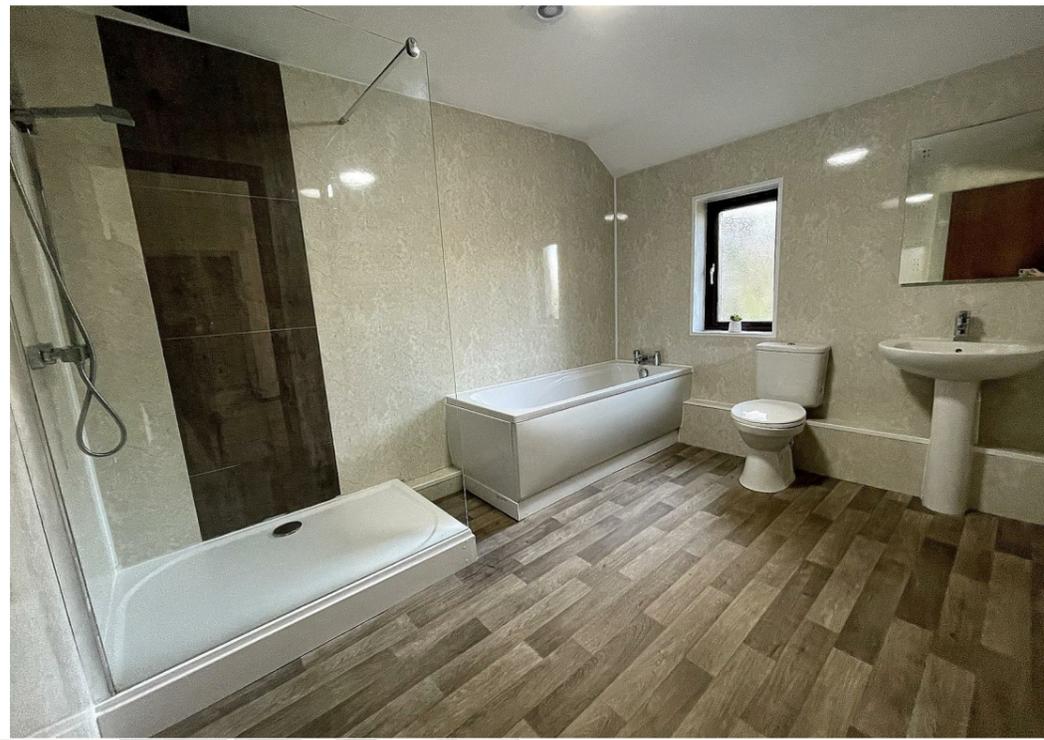
#### Landing

#### Bedroom 1

18'3" x 16'2" (5.57m x 4.93m)

#### Bedroom 2

15'3" x 11'5" max (4.65m x 3.50m max)



#### Bedroom 3

11'5" x 10'2" (3.49m x 3.10m)

#### Family Bathroom

#### Parking

Drop kerb at front of the property, on road parking.

**Council Tax band = C**

**EPC = C**

#### Tenure

Freehold

#### Services

Heating System - Gas

Mains gas, electricity, sewerage and water (metered)

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

