

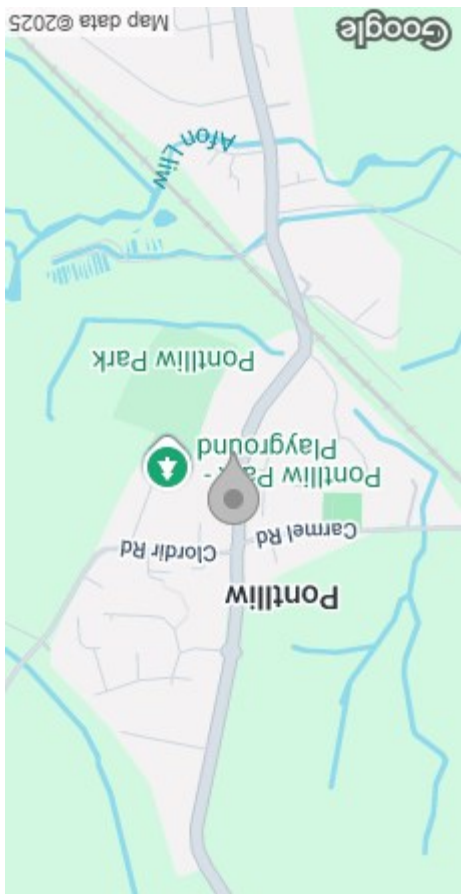
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FLOOR PLAN



AREA MAP



35 Swansea Road
Pontlliw, Swansea, SA4 9EE
Offers Around £170,000



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 Pontillw.

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)

Living/Dining Room

15'7" x 11'9" (4.75m x 3.60m)

Kitchen

12'11" x 8'6" (3.94m x 2.61m)

Bootroom

Family Bathroom

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

First Floor



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.

