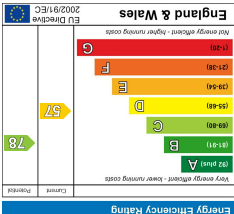
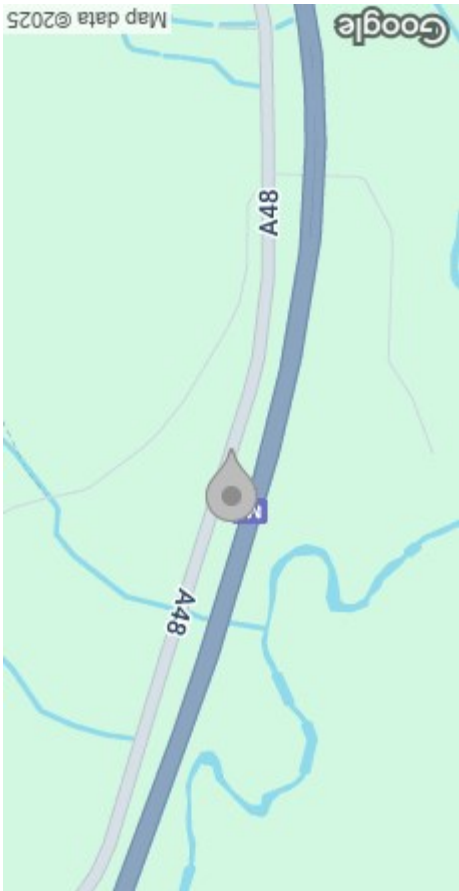


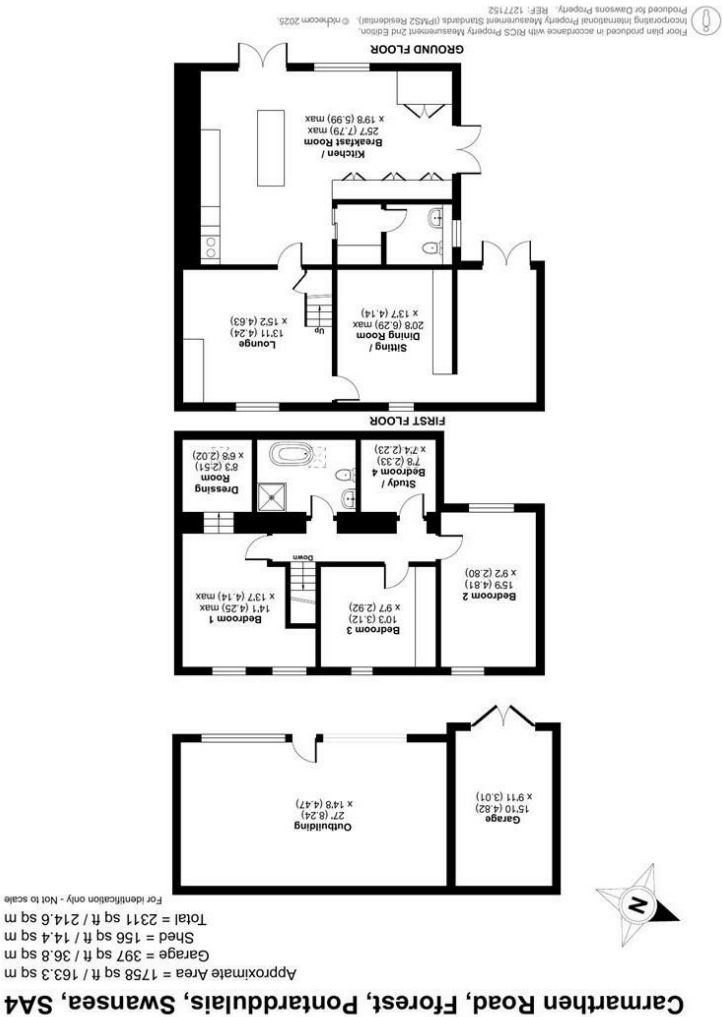
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EPC



AREA MAP



FLOOR PLAN





GENERAL INFORMATION

Nestled on Carmarthen Road in Pontarddulais, Swansea, this delightful end-terraced property offers a perfect blend of modern living and spacious outdoor enjoyment. The property has been extended, providing ample room for families or those who enjoy entertaining.

Inside, you will find well-proportioned reception rooms, one of which features a cosy log burner, creating a warm and inviting atmosphere during the colder months. The modern kitchen diner is a highlight of the home, designed for both functionality and style, making it an ideal space for family meals or gatherings with friends. Additionally, the property boasts a utility room and a cloakroom, enhancing convenience for everyday living.

The house comprises four bedrooms, providing a peaceful retreat for rest and relaxation. The enclosed rear garden is a wonderful outdoor space, perfect for children to play or for hosting summer barbecues. Furthermore, the separate outbuilding offers additional versatility, whether for storage, a workshop, or even a home office with approximately five acres of land, this property presents a unique opportunity for those seeking a rural lifestyle while still being close to local amenities. The combination of spacious interiors, modern features, and generous outdoor space makes this end-terraced house a truly appealing option for potential buyers.

FULL DESCRIPTION

Ground Floor

Entrance

**Kitchen/Dining Room**  
25'6" max x 19'7" max (7.79m max x 5.99m max )

**Lounge/Dining Room**  
20'7" max (6.29m max )

**Family Room**  
13'10" x 15'2" (4.24m x 4.63m )

W.C

First Floor

Landing



**Bedroom 1**  
13'11" max x 13'6" max (4.25m max x 4.14m max)

**Dressing Room**  
8'2" x 6'7" (2.51m x 2.02m )

**Bedroom 2**  
15'9" x 9'2" (4.81m x 2.80m )

**Bedroom 3**  
10'2" x 9'6" (3.12m x 2.92m )

**Bedroom 4**  
7'7" x 7'3" (2.33m x 2.23m )

**Family Bathroom with additional shower cubicle**

**Outbuilding**  
27'0" x 14'7" (8.24m x 4.47m)

**Parking**  
Garage and off road parking

**Council Tax Band = D**

**EPC = D**

**Tenure**  
FREEHOLD

**Services**  
Heating System - Oil  
Water and Sewerage - Septic Tank  
Mains electric and water.  
Broadband - The current supplier is Vodafone  
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Tesco  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

