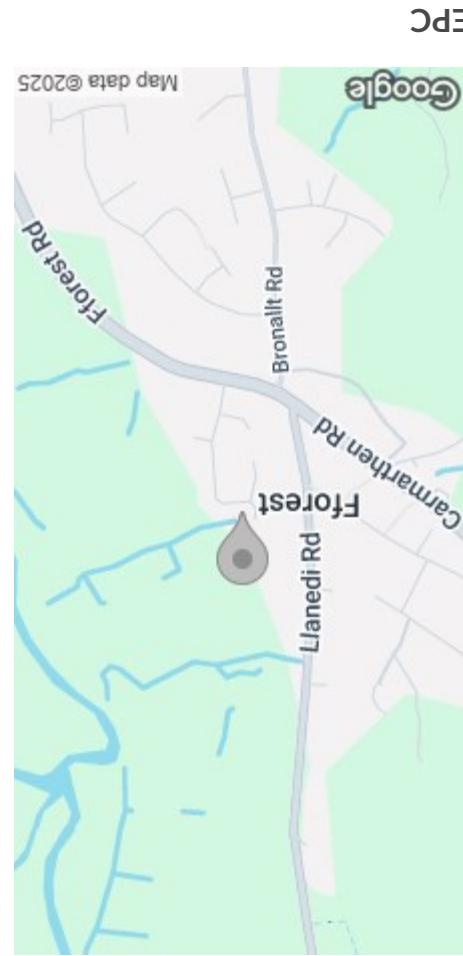


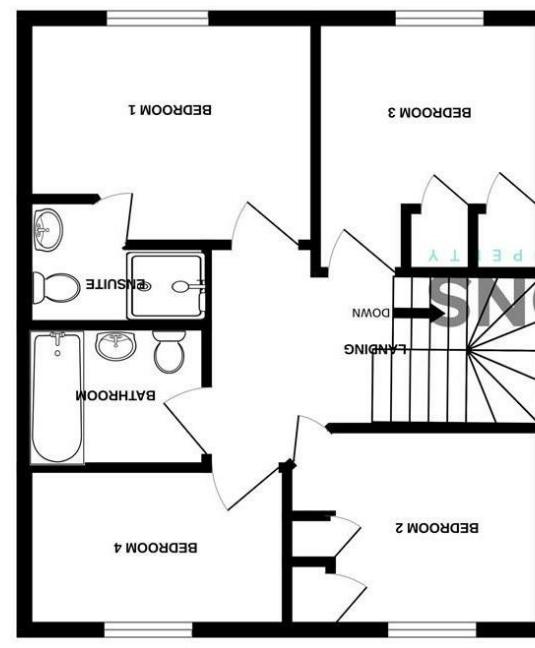
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

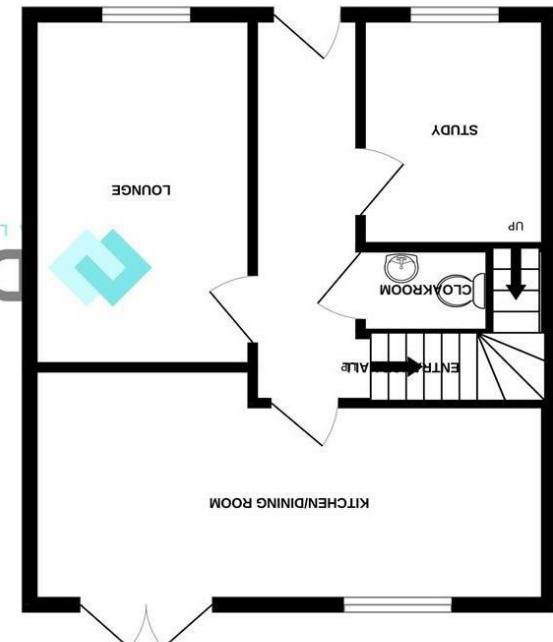


AREA MAP

EPC



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



38 Clos Benallt Fawr
Pontarddulais, Swansea, SA4 0TQ
Offers Around £314,995



GENERAL INFORMATION

Nestled in the tranquil cul-de-sac of Clos Benallt Fawr in Pontarddulais, Swansea, this four-bedroom detached house offers a perfect blend of modern living and comfort. Upon entering, you are greeted by a stylish interior that boasts contemporary decor throughout, creating a warm and inviting atmosphere for family life.

The property features 2 reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The well-appointed kitchen provides a functional space for culinary pursuits, while the adjoining dining area allows for delightful meals with loved ones. The four generously sized bedrooms ensure ample space for family members or guests, with the master bedroom benefiting from an en-suite bathroom for added convenience. In addition, the family bathroom and a separate W.C. cater to the needs of a busy household.

Outside, the low-maintenance rear garden offers a peaceful retreat, perfect for enjoying sunny afternoons or hosting barbecues. The property also includes a driveway and garage, providing secure parking and additional storage options. This delightful home is ideally situated, offering easy access to local amenities, schools, and transport links, making it a fantastic choice for families or anyone seeking a serene lifestyle in a vibrant community. Don't miss the opportunity to make this charming property your own.



FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge

10'7" x 14'5" (3.25m x 4.40m)

Kitchen/Dining Room

22'11" x 11'0" (7.00m x 3.37m)

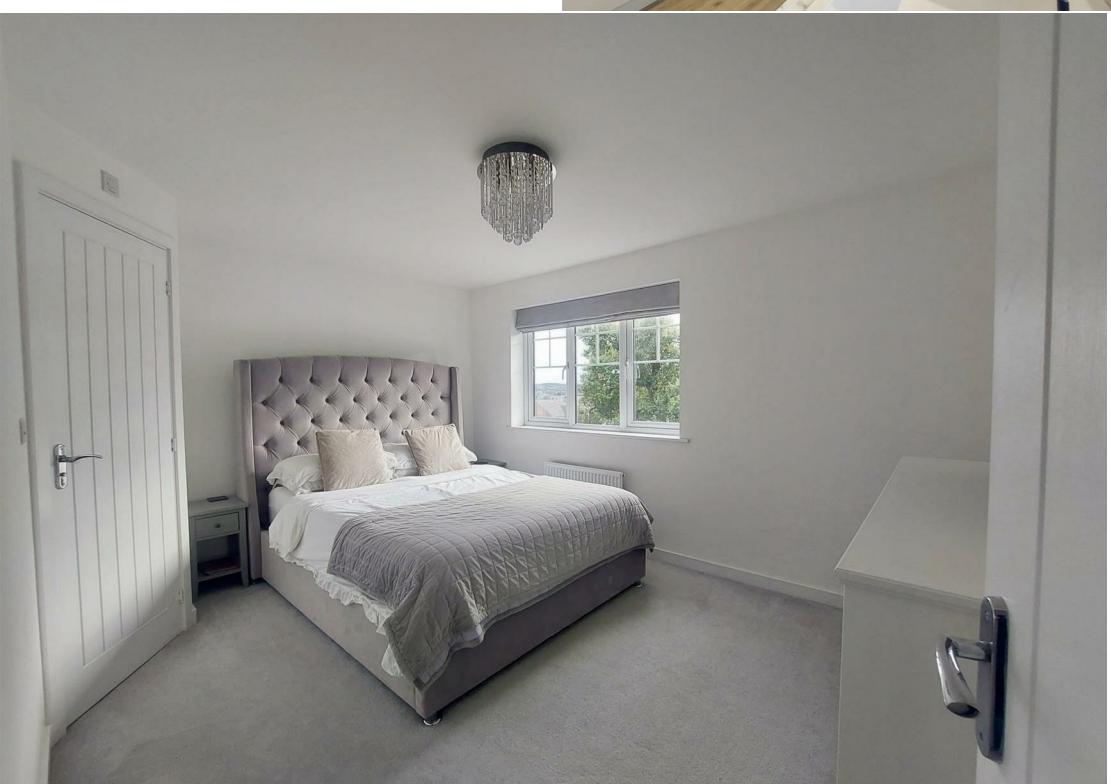
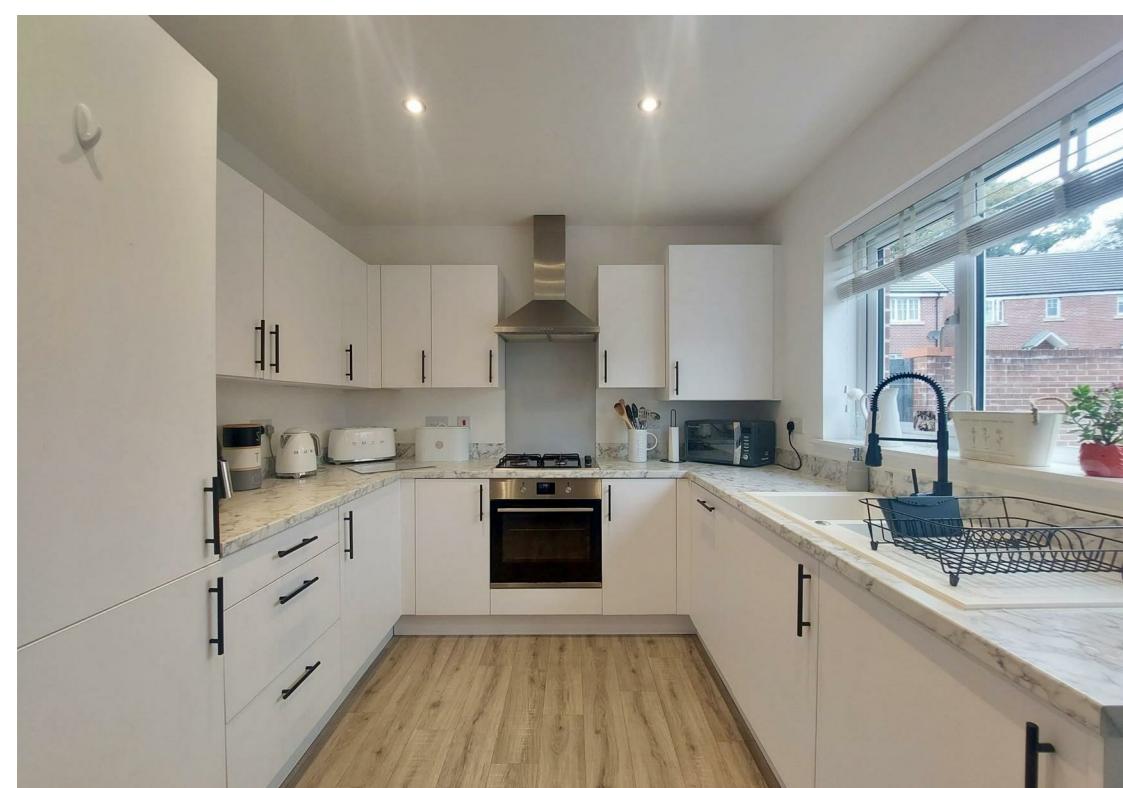
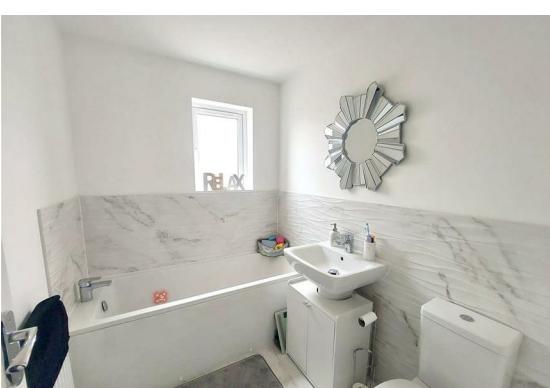
W.C

Study

8'2" x 9'8" (2.50m x 2.97m)

First Floor

Landing



Bedroom 1

9'10" x 13'5" (3.00m x 4.10m)

En-suite

Bedroom 2

9'0" x 11'3" (2.76m x 3.45m)

Bedroom 3

6'11" x 11'4" (2.12m x 3.46m)

Bedroom 4

9'8" x 9'1" (2.95m x 2.77m)

Family Bathroom

7'2" x 5'7" (2.19m x 1.71m)

Parking

Driveway and Garage

Council Tax Band = E

EPC = B

Tenure

Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is Fibre nest (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.

