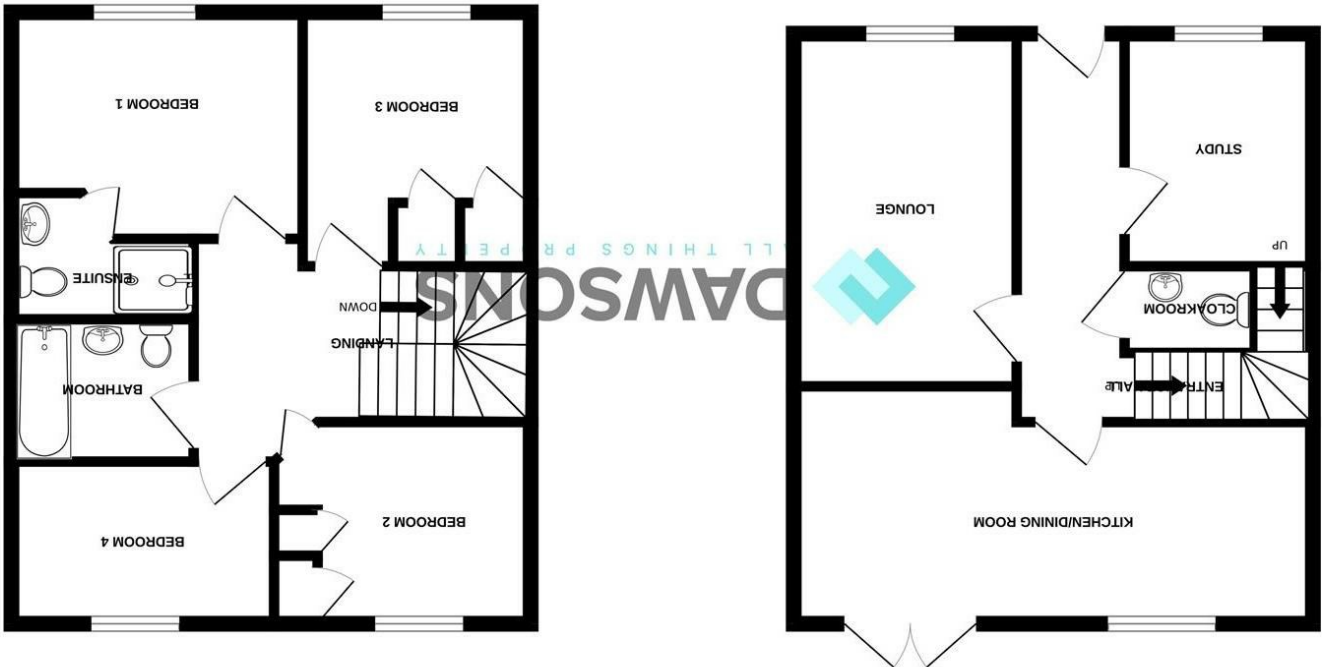


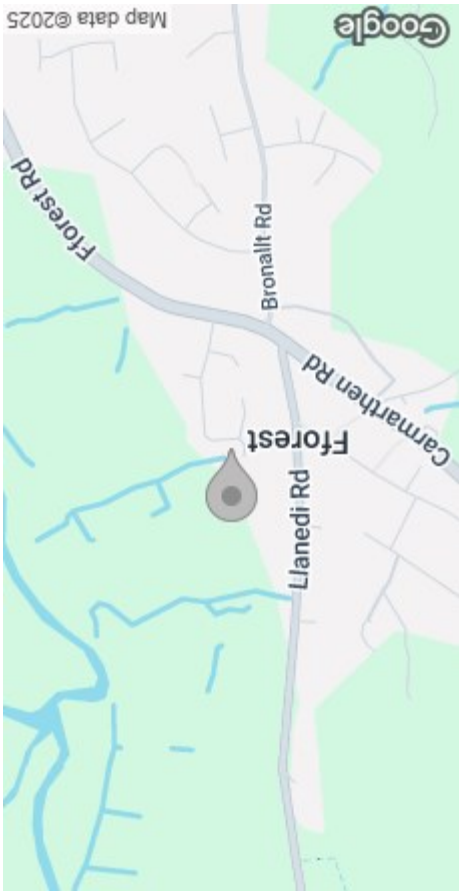
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FLOOR PLAN



AREA MAP



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)

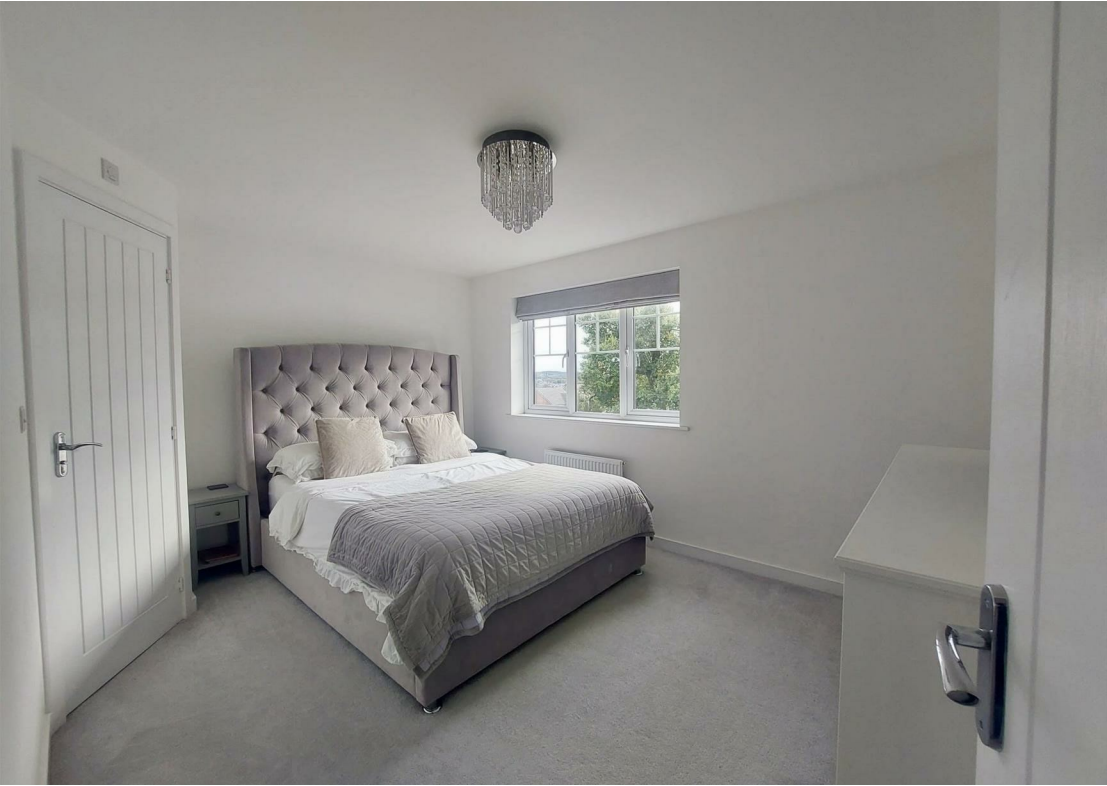
Kitchen/Dining Room
22'11" x 11'0" (7.00m x 3.37m)

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.

