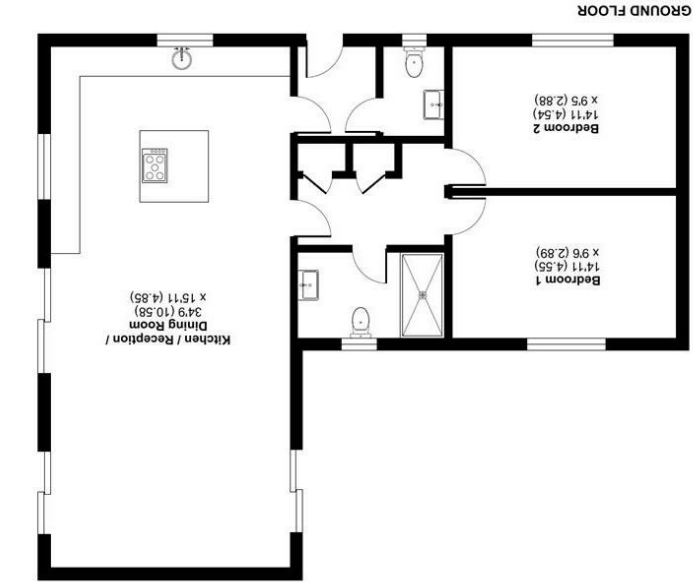


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

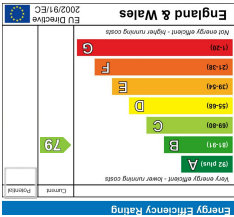
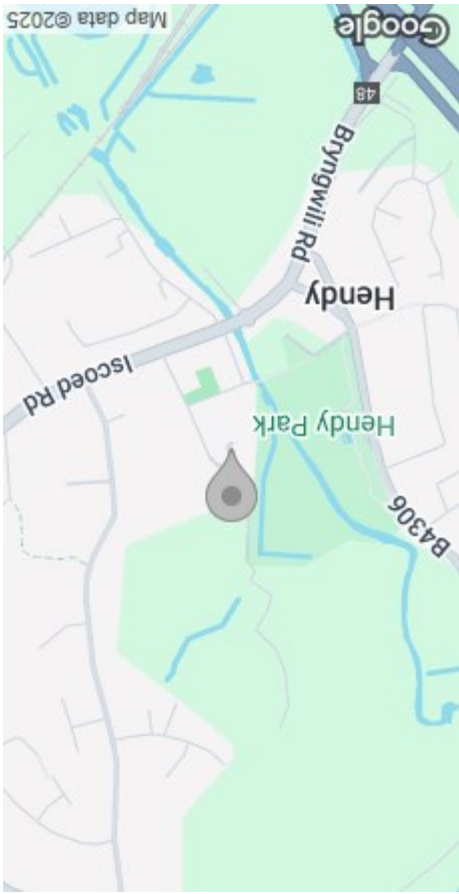
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Produced for Dawson's Property, REF: 1328823. © Dawson 2025.



Sawel Court, Hendy, Pontarddulais, Swansea, SA4

Approximate Area = 1051 sq ft / 97.6 sq m

For identification only - Not to scale



EPC

FLOOR PLAN

AREA MAP



GENERAL INFORMATION

Nestled in the tranquil cul-de-sac of Sawel Court, Pontarddulais, this charming detached bungalow offers a delightful retreat with picturesque country views. The property features an inviting open-plan kitchen/living area, perfect for both relaxation and entertaining. With two generously sized double bedrooms, this home provides ample space for comfortable living.

The well-appointed shower room and an additional W.C., adds to the convenience of this lovely bungalow. Outside, you will find an enclosed rear garden that is low maintenance, allowing you to enjoy the outdoors without the burden of extensive upkeep. Additionally, the property boasts a driveway, providing off-road parking for your convenience.

This bungalow is ideally situated in a quiet location, making it perfect for those seeking a peaceful lifestyle while still being within easy reach of local amenities. Whether you are a first-time buyer, a downsizer, or looking for a serene place to call home, this property is sure to impress. Don't miss the opportunity to make this delightful bungalow your own.

FULL DESCRIPTION

Entrance

Hallway

W.C

Kitchen/Reception Room
34'8" x 15'10" (10.58m x 4.85m)

Inner Hallway

Shower Room

Bedroom 1
14'11" x 9'5" (4.55m x 2.89m)

Bedroom 2
14'10" x 9'5" (4.54m x 2.88m)

Parking
Driveway



Council Tax Band = D

EPC = C

Tenure
Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water.
Broadband - The current supplier is EE (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.

