



11 Bronallt Road

Pontarddulais, Swansea, SA4 0UB

Offers Around £165,000



FULL DESCRIPTION

Entrance

9'11" x 11'7" (3.03 x 3.54)

Hallway

Sitting Room

15'10" x 13'4" (4.84 x 4.07)

Kitchen

6'3" x 17'0" (1.91 x 5.20)

Dining Room

10'11" x 10'11" (3.34 x 3.35)

Family Bathroom

6'6" x 6'0" (1.99 x 1.84)

Bedroom 1

10'9" x 8'6" (3.28 x 2.60)

Bedroom 2

13'6" x 8'1" (4.14 x 2.47)

Bedroom 3

8'2" x 8'8" (2.49 x 2.66)

Conservatory

12'8" x 8'2" (3.88 x 2.50)

Utility Room

4'9" x 6'4" (1.47 x 1.94)

External

Additional Information

Vendor advises:

You are advised to refer to Ofcom checker for mobile signal and coverage.

Electric - Yes - Eon

Gas - Yes - Eon

Water - Yes

Broadband - No

Material Information

Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. - We advise you seek advice and carry out further checks from an Asbestos Accredited Specialist.

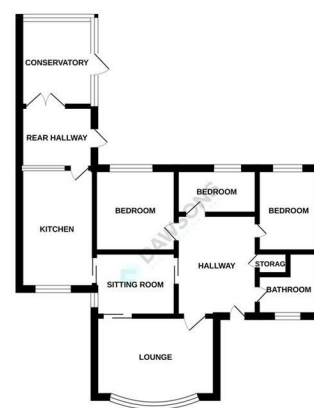
The property is non traditional construction, checks have not established which materials were used in construction and so the buyer must seek further advice from a qualified surveyor. It is also advised you seek additional advice in regard mortgage availability and insurance for this type of property.

AREA MAP



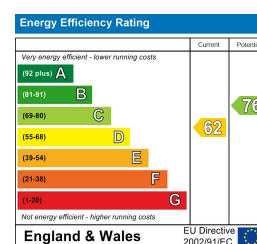
FLOOR PLANS

GROUND FLOOR



Notes: This plan is a guide only and does not constitute a contract. The plan is for information only and does not constitute a contract. The plan is for information only and does not constitute a contract. The plan is for information only and does not constitute a contract.

EPC



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.

