



# Dawsons

estate agents



## 14 Park Terrace, Pontardulais, Swansea, SA4 8HS

- DETACHED BUNGALOW
- TWO BEDROOMS
- LOUNGE
- FITTED KITCHEN
- ENCLOSED REAR GARDEN
- UPVC DOUBLE GLAZING

**Asking Price £119,995**

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## **ENTRANCE**

UPVC double glazed glass panel door into:

## **HALLWAY**

Coved ceiling, laminate flooring, radiator, doors off to:

## **LOUNGE 4.10m x 3.87m (13'5" x 12'8")**

UPVC double glazed window to rear, feature fire place, coved ceiling, laminate flooring, radiator, door into:

## **KITCHEN 4.11m x 2.11m (13'6" x 6'11")**

UPVC double glazed window to rear, uPVC double glazed glass panel door to side, fitted with a range of wall and base units with work surface over, single drainer sink unit, gas cooker point, ceramic floor tiles, coved ceiling, radiator.

## **BEDROOM ONE 3.62m x 2.96m (11'11" x 9'9")**

UPVC double glazed window to rear, radiator, coved ceiling.

## **BEDROOM TWO 3.62m x 2.96m (11'11" x 9'9")**

UPVC double glazed window to rear, radiator, coved ceiling.

## **BATHROOM**

UPVC double glazed window to side, fitted with a four piece suite comprising low level WC, pedestal wash hand basin and step in shower cubicle, ceramic floor tiles, radiator, loft access, spot lighting, coved ceiling.

## **EXTERNAL**

### **FRONT**

Paved path to entrance door, lawned area, side pedestrian access.

### **REAR**

Enclosed rear garden, Laid to lawn with paved path.

## **DIRECTIONS**

From our office on West Street, Gorseinon turn right at the lights onto Pontardulais Road. Continue along this road through Grovesend and Waun Gron and Park Terrace is a turning on your right hand side before you reach the traffic lights by the King Hotel.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** EPC - E

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 896 868

Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.