



# Dawsons

estate agents



## Glynhir Road, Pontardulais, Swansea, SA4 8PT

- EXTENSIVELY RENOVATED MID TERRACE PROPERTY
- LOUNGE
- FITTED KITCHEN/FAMILY ROOM
- TWO BEDROOMS
- FAMILY BATHROOM
- GARDEN
- UPVC DG & GCH



**Offers In Excess Of £110,000**

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## **ENTRANCE**

Enter via glass panel door into:

## **HALLWAY**

Stairs to first floor landing, archway into:

## **LOUNGE 3.58m x 3.03m (11'9" x 9'11")**

UPVC double glazed window to front, radiator, door into kitchen/family room.

## **KITCHEN/FAMILY ROOM L shaped 5.79m x 4.73m (Lshaped 19'0" x 15'6")**

UPVC double glazed French doors to rear, fitted with a range of grey high gloss wall and base units with complementary work surface incorporating one and a half bowl sink and drainer with mixer tap, inset ceramic hob with extractor hood over and built under electric oven, wall mounted gas boiler, two radiators, grey wood effect laminate flooring,

## **FIRST FLOOR LANDING**

UPVC double glazed window to rear, loft access hatch, fitted carpet.

## **BEDROOM ONE 3.13m x 3.04m (10'3" x 10'0")**

UPVC double glazed window to rear, radiator.

## **BEDROOM TWO 3.17m x 3.02m (10'5" x 9'11")**

UPVC double glazed window to front, radiator.

## **BATHROOM**

UPVC double glazed window to front, fitted with a three piece suite comprising panelled bath and pedestal wash hand basin with mixer taps and low level WC, grey wood effect laminate flooring, wall mounted heated towel rail.

## **EXTERNAL**

### **FRONT**

Off road parking.

### **REAR**

Enclosed garden.

## **DIRECTIONS**

From our office on High Street turn right at the lights onto Pontardulais Road. Continue along this road, through Grovesend and Waun Gron. At the King Hotel in Pontardulais, continue over the road onto Alltiago Road. Turn right at the bottom of the road onto Glynhir Road. The property will be found on the left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** TBC

**EPC RATING:** TBC

**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.

