



8 Woodville Street, Pontardulais, Swansea, SA4 8SH
Asking Price £99,995

An ideal first time buy or family home. A well presented traditional mid terrace property with accommodation comprising: Entrance hallway, lounge/dining room, kitchen, wc., and family bathroom. Three bedrooms to first floor. Forecourt, side pedestrian access and enclosed rear garden. The property benefits from UPVC DG & GCH. Conveniently located to take advantage of local schools and amenities in the area. Good motorway links.

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ENTRANCE

UPVC double glazed door into:

HALLWAY

Stairs to first floor, radiator, doors off to:

LOUNGE/ DINING ROOM 6.78m x 3.52m (22'3" x 11'7")

UPVC double glazed window to front, uPVC double glazed door to rear, feature electric fire, storage to recess, under stairs storage cupboard, two radiators.

KITCHEN 3.99m x 2.37m (13'1" x 7'9")

UPVC double glazed window to side, fitted with a range of wall and base units with work surface over, stainless steel sink and drainer with mixer tap, space for gas cooker, plumbed for washing machine, tiled to splash back, radiator, door into:

INNER HALLWAY

UPVC double glazed door to side, doors off to:

WC

Low level WC, part tiled walls, storage cupboard, radiator.

BATHROOM

UPVC double glazed obscure glass window to rear, fitted with a two piece suite comprising wall mounted wash hand basin and bath with shower over, part tiled walls, radiator, tiled flooring, storage cupboard housing gas combination boiler.

FIRST FLOOR LANDING

UPVC double glazed window to rear, loft access, doors off to:

BEDROOM ONE 2.97m x 2.60m (9'9" x 8'6")

UPVC double glazed window to rear, radiator.

BEDROOM TWO 4.06m x 2.36m (13'4" x 7'9")

UPVC double glazed window to front, radiator.

BEDROOM THREE 3.16m x 2.14m (10'4" x 7'0")

UPVC double glazed window to front.

EXTERNAL

FRONT

Gated forecourt frontage.

REAR

Enclosed rear garden mainly laid to lawn, Right of way to rear.

DIRECTIONS

From our office on High Street, Gorseinon turn right at the lights onto Pontardulais Road, continue along this road through Grovesend and Waun Gron. At the traffic lights by the King Hotel turn left onto St.Teilo Street, through the one way system. At the traffic lights by the Petrol garage turn right onto High Street. Take the first turning left onto Woodville Street and the property will be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: EPC - C

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

