



Dawsons

estate agents



**Twyniago Road, Pontarddulais, Swansea,
SA4 8HX**

- NO FORWARD CHAIN
- DETACHED GARAGE
- DRIVEWAY PARKING
- PANORAMIC VIEWS
- CORNER PLOT
- CCTV
- THREE BEDROOMS
- LOW MAINTENANCE GARDENS
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING

Asking Price £149,995

90 High Street, Gorseinon, Swansea, SA4 4BL
T: 01792 896 868 | F: 01792 898 188
go@dawsonsproperty.co.uk



ENTRANCE

UPVC double glazed glass panel door into:

HALLWAY

Radiator, loft access hatch with drop down ladder, fitted carpet.

LOUNGE 3.77m x 3.46m (12'4" x 11'4")

UPVC double glazed window to side, feature fireplace, radiator, fitted carpet, archway through to:

KITCHEN 5.30m x 1.76m (17'5" x 5'9")

UPVC double glazed window to side, two uPVC double glazed windows to rear, door to rear, radiator, fitted with a range of wall and base units with complementary work surface over incorporating one and a half bowl stainless sink and drainer with mixer tap, space for washing machine, space and gas supply for cooker, space for fridge freezer, tiled flooring, wall mounted boiler.

BEDROOM ONE 3.49m x 3.48m (11'5" x 11'5")

UPVC double glazed window to front, radiator, fitted carpet.

BEDROOM TWO 3.47m x 3.45m (11'5" x 11'4")

UPVC double glazed window to rear, fitted wardrobes, radiator, fitted carpet.

BEDROOM THREE 2.94m x 2.55m (9'8" x 8'4")

UPVC double glazed window to side, radiator, fitted carpet.

INNER HALLWAY 3.38m x .90m (11'1" x 2'11")

Built in storage cupboard, tiled flooring, door into:

BATHROOM 2.43m x 1.73m (8'0" x 5'8")

Window to rear, fitted three piece suite comprising WC, pedestal wash hand basin and bath with shower over, radiator, tiled walls and flooring.

EXTERNAL

FRONT

Block paviour frontage providing off road parking and leading to a single detached garage.

REAR

Low maintenance rear garden with panoramic views over the surrounding countryside, there are several decked areas and a fish pond linked by paved footpaths and stone chipped seating areas.

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 traffic lights by the King Hotel, cross the road onto Alltiago Road and turn the first turning right onto James Street. Take the next turning left and at the 'T' junction turn left onto Twyniago, where the property will be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: D

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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

