



66 Bryntirion Road, Pontlliw, Swansea, SA4 9EB
Asking Price £325,000

An opportunity to acquire this larger than average property that is set in a generous plot that provides outlook over countryside both front and back. Accommodation comprises: four bedrooms one with en-suite and family bathroom to the first floor. Three reception rooms, fitted kitchen, utility room and conservatory to ground floor. Driveway parking for several vehicles and detached garage. Benefits include: double glazing, gas central heating and easy access to M4. Early viewing highly recommended to avoid disappointment. Freehold. EPC-C

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ENTRANCE

Entered via door into:

HALLWAY

Oak stairs to first floor. Oak flooring. Coved ceiling. Radiator.

LOUNGE 6.29m x 3.29m (20'8" x 10'10")

Double glazed bay window to front. Coved ceiling. Oak flooring. Glass panel doors leading to sitting room. Radiator.

DINING ROOM 4.00m x 3.03m (13'1" x 9'11")

Double glazed window to front. Coved ceiling. Oak flooring. Radiator. Door leading to:

KITCHEN 4.65m x 3.96m (15'3" x 13'0")

Double glazed window to rear. Fitted with a range of base and wall units incorporating a four ring gas hob with extractor over and single oven. Integrated freezer and dish washer. One and half sink bowl and drainer. Part tiled walls. Wood flooring. Radiator. Door to:

UTILITY ROOM 2.15m x 1.60m (7'1" x 5'3")

Double glazed window and door to side. Fitted with a range of base and wall units. Tiled flooring. Plumbed for washing machine.

SITTING ROOM 5.25m x 3.68m (17'3" x 12'1")

Aluminium double glazed sliding doors to side. Coved ceiling. Radiator. Archway to:

CONSERVATORY 4.43m x 3.98m (14'6" x 13'1")

Hardwood double glazed construction with doors to side. Wood effect flooring. Radiator.

FIRST FLOOR

LANDING

Access to loft. Double glazed window to front. Airing cupboard. Radiator.

BEDROOM ONE 5.24m x 3.74m (17'2" x 12'3")

Double glazed window to rear. Coved ceiling. Wood flooring. Radiator.

BEDROOM TWO 3.98m x 2.43m (13'1" x 8'0")

Double glazed window to rear. Coved ceiling. Wood flooring. Radiator.

BEDROOM THREE 3.99m x 3.13m (13'1" x 10'3")

Double glazed window to front. Coved ceiling. Wood flooring. Radiator.

BEDROOM FOUR 4.04m x 3.28m (13'3" x 10'9")

Double glazed window to front. Coved ceiling. Wood flooring. Radiator.

ENSUITE

Four piece suite comprising low level WC, bidet, wash hand basin in vanity unit and single shower cubicle. Part tiled walls. Heated towel rail. Skylight window.

BATHROOM

Double glazed window to side. Five piece suite comprising low level WC, bidet, roll top bath, wash hand basin in vanity unit and single shower cubicle. Part tiled walls. Ceramic flooring. Heated towel rail.

EXTERNAL

FRONT

Lawned area with mature shrubs. Driveway providing ample parking and leading to a detached garage. Countryside views.

REAR

A larger than average garden mainly laid to lawn with mature trees and shrubs. Patio area and countryside views.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: C

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

