



56 Bryntirion Road, Pontlliw, Swansea, SA4 9EB

- FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 14TH AUGUST 2019
- AT 3PM IN THE MARRIOTT HOTEL SWANSEA MARINA

OFFERS IN EXCESS OF £169,000

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SUMMARY

A deceptively spacious versatile property set in the village of Pontlliw, is set over three floors. The accommodation briefly comprises of a hallway, bathroom, lounge kitchen/breakfast room and bathroom to the ground floor with four bedrooms and a bathroom to the first floor and a loft room/bedroom to the second floor. In addition there is annexe which can be accessed off the lounge which comprises of a bedroom, bathroom, kitchen and lounge. The property benefits from gas central heating and uPVC double glazing. Externally there is a low maintenance frontage and enclosed rear garden with patio and lawned area. There is also parking to the side and rear.

ENTRANCE

Door into:

HALLWAY

Stairs to first floor, laminate flooring, double doors into:

LOUNGE 7.17m x 3.87m (23'6" x 12'8")

'L' shaped, uPVC double glazed window to front, traditional style fireplace with coal effect gas fire, radiator, door leading to annexe.

KITCHEN/ BREAKFAST ROOM 6.55m x 3.02m (21'6" x 9'11")

UPVC double glazed window to rear, fitted with a range of wall and base units with work surface over, one and a half bowl stainless steel sink and drainer, double oven with four ring gas hob, plumbing for washing machine, space for fridge freezer, double doors leading to further storage space, part tiled walls, radiator.

INNER HALLWAY

Door to rear.

BATHROOM

UPVC double glazed obscure glass window to side, fitted with a three piece suite comprising low level WC, pedestal wash hand basin and bath with telephone style shower, part tiled walls, radiator.

FIRST FLOOR LANDING

Doors off to:

BATHROOM

UPVC double glazed window to side, fitted with a five piece suite comprising low level WC, pedestal wash hand basin, bidet, corner bath and shower cubicle, storage cupboard with shelving, part tiled walls, radiator.

BEDROOM ONE 3.61m x 3.23m (11'10" x 10'7")

UPVC double glazed window to front, radiator.

BEDROOM TWO 5.28m x 4.11 (17'4" x 13'6")

UPVC double glazed window to front, velux window to rear, eaves storage, radiator.

BEDROOM THREE 3.45m x 2.49m (11'4" x 8'2")

UPVC double glazed window to rear, radiator.

BEDROOM FOUR 2.62m x 1.83m (8'7" x 6'0")

UPVC double glazed window to front, radiator.

SECOND FLOOR

BEDROOM FIVE

Velux windows to front and rear, eaves storage, radiator.

ANNEXE

SITTING ROOM 4.06m x 3.66m (13'4" x 12'0")

Sliding patio doors to rear, door into:

BATHROOM

UPVC double glazed obscure glass window to rear, fitted with a three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over, part tiled walls.

KITCHEN 3.30m x 2.03m (10'10" x 6'8")

UPVC double glazed window to side, fitted with a range of wall and base units with work surface over, built in electric oven with four ring gas hob, stainless steel sink and drainer with mixer tap, airing cupboard, part tiled walls.

BEDROOM SIX 3.96m x 3.43m (13'0" x 11'3")

UPVC double glazed window to front, built in wardrobes.

EXTERNAL

FRONT

Forecourt frontage with gated driveway to side.

REAR

Enclosed rear garden with patio and lawned areas, shed, mature trees and shrubs.

N.B.

Upon exchange, a 10% deposit and a Buyers Premium of £350 plus VAT (£420) is payable.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 478903/04

NB: All successful Purchasers will be subject to a buyers premium. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk



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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.