



## 88 Swansea Road, Pontardawe, Swansea, SA8 4BL

**Offers In The Region Of £174,950**

### Charming Terraced Cottage with Breath taking Valley Views

This beautifully presented terraced cottage offers a perfect blend of character and comfort, set in an elevated position with stunning views over the valley. Step inside to a warm and welcoming lounge, where a log burner creates a cosy focal point—ideal for relaxing evenings.

The property features two well-appointed bedrooms and an upstairs bathroom, offering both convenience and comfort. Double patio doors open from the kitchen/dining area onto a sun-soaked, south-facing patio—perfect for al fresco dining—leading down via steps to a lovely terraced garden.

Ideally situated with easy access to the M4 corridor and just a short distance from Pontardawe town centre, this charming home enjoys all the amenities and friendly atmosphere the town has to offer. A delightful opportunity for those seeking countryside views with modern conveniences.

**Main dwelling**



**Front of property**



**Lounge 13'3 x 13'5 (4.04m x 4.09m)**



Composite front door into lounge with laminate flooring, log burner, ceiling rose, window to the front with wooden shutters and wooden mantle piece.



### Kitchen/diner 20'5 x 7'11 (6.22m x 2.41m)



Through kitchen/diner with double patio doors onto the patio area. Laminate flooring with a range of grey wall and base units. Integrated fridge/freezer, integrated microwave and oven. Gas hob with extractor fan over. Space for washing machine. Sink with mixer taps and drainer, feature radiator and window to the front.



### Landing 5'9 x 6'11 (1.75m x 2.11m)



### Bedroom 1 10'1 x 9'5 (3.07m x 2.87m)



Ceiling rose, radiator and window to the front.



**Bedroom 2 10'1 x 9'5 (3.07m x 2.87m)**



Ceiling rose, radiator and window to the front.



**Bathroom 10'8 x 8' (3.25m x 2.44m)**



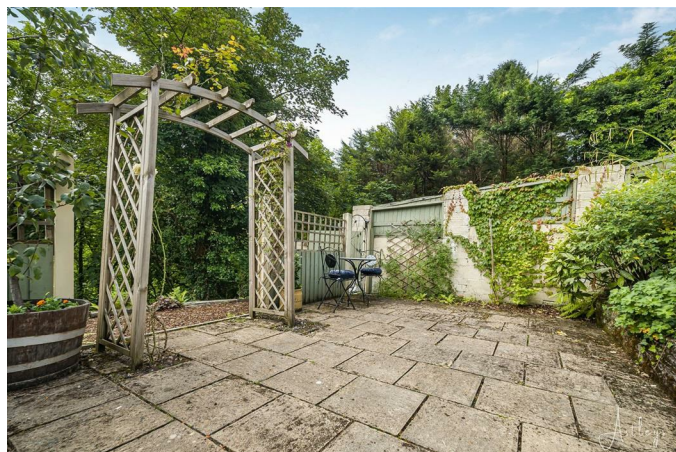
3 piece white suite with low level w/c, panelled bath with shower over and sink with mixer tap. Laminate flooring and heated towel rail. Cupboard storing the combi boiler and useful airing cupboard. Window to the back.



## Garden



Double patio doors onto the South facing, decked terraced, seating area with steps down to the tiered garden with mature shrubs and shingle areas with a further patio area.



## Drone



### Agents notes

Neath Port Talbot Council Tax Band: A

Annual Price: £1,627

### Agents notes

Conservation Area: No

Flood Risk:

River : Very low

Seas : Very low

Plot size:

0.04 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

15 Mbps

Superfast

76 Mbps

Ultrafast

1800 Mbps

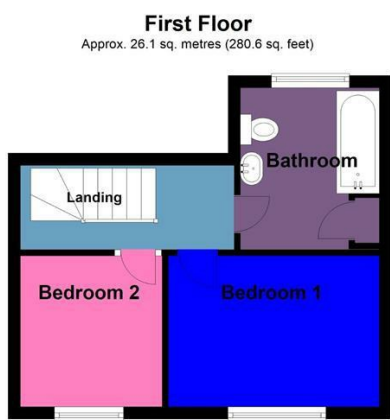
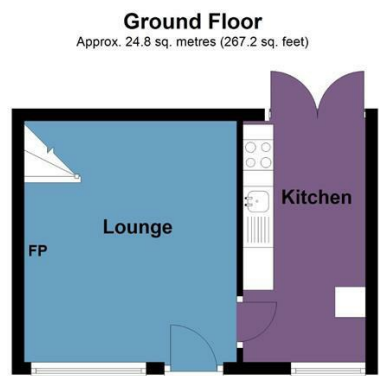
Satellite / Fibre TV Availability:

BT

Sky

Virgin

Floor Plan

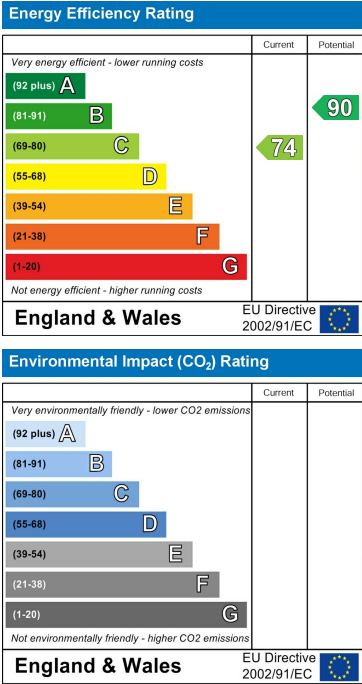


Total area: approx. 50.9 sq. metres (547.9 sq. feet)

Area Map



Energy Efficiency Graph



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