



## 61 Alltiago Road

Pontarddulais, Swansea, SA4 8HU

Offers in the region of £369,995



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### Entrance Hallway

Entrance is via a uPVC double glazed door with patterned glass, Laminate flooring, Smooth ceiling with 1 x light fitting, 1 x smoke alarm, Under stair storage cupboard, Doors leading to the downstairs w.c, Lounge and Open plan Kitchen/family room, Staircase to the first floor

### Downstairs W.C.

4'4" x 3'2" (1.33m x 0.98m )

Featuring a low level flush cistern, Wall mounted wash hand basin, Heated towel rail, Part wall tiles, Laminate flooring, 1 x uPVC double glazed window to the front with obscured glass, Smooth ceiling with 1 x light fitting, 1 x extractor fan

### Lounge

13'7" x 10'5" (4.16m x 3.19m )

Laminate flooring, Smooth ceiling with 1 x light fitting, uPVC double glazed window to the front with fitted blinds,

### Open plan Kitchen/Family room

29'1" x 13'5" (8.88m x 4.09m)

An impressive room, perfect for large family get togethers, With a range of modern and attractive wall and base units with a complimentary worksurface over, Breakfast bar, Space for a fridge freezer, Integrated single oven, 6 ring gas hob with splash back and extractor hood, Integrated dishwasher, 1 1/2 bowl stainless steel sink and drainer unit with a hot and cold mixer tap over, Space for a dining table and chairs, Sitting area, Door leading to a utility room.

### Utility Room/Integral Garage

11'0" x 10'1" (3.37m x 3.09m)

Electric roller door, Laminate flooring, Smooth ceiling with 1 x light fitting, Plumbing made ready for a washing machine, Space for a tumble dryer, Worksurface over, Stainless steel sink and drainer unit with a hot and cold mixer tap over, Fuse box, Wall and base units

### Staircase and landing

Laid carpet, Smooth ceiling with 1 x light fitting, 1 x smoke alarm, 1 x attic hatch, Doors leading to bedroom 1-4 and family bathroom.

### Bedroom 1

13'8" x 9'10" (4.17m x 3.0m )

Double bedroom, Laid carpet, 1 x uPVC double glazed window to the front with fitted blinds, 1 x radiator, Smooth ceiling with 1 x light fitting, Door leading to the en-suite

### En-suite

9'8" x 4'9" (2.95m x 1.46m)

Featuring a p shaped bath with a shower over, Wall tiles, Vinyl flooring, Low level flush cistern, Heated towel rail, Wash hand basin over unit, Smooth ceiling with 1 x light fitting, uPVC double glazed window to the rear with fitted blinds

### Bedroom 2

11'6" x 9'6" (3.51m x 2.90m)

Double bedroom with Fitted wardrobes, 1 x uPVC double glazed window to the rear with fitted blinds, Laminate flooring, Smooth ceiling with 1 x light fitting, 1 x radiator.

### Bedroom 3

11'10" x 9'6" (3.61m x 2.90m )

Double bedroom, 1 x uPVC double glazed window to the front with fitted blinds, Laminate flooring, Smooth ceiling with 1 x light fitting, 1 x radiator.

### Bedroom 4

7'6" x 7'2" (2.31m x 2.20m)

Fitted wardrobes, 1 x uPVC double glazed window to the rear with fitted blinds, Laminate flooring, Smooth ceiling with 1 x light fitting, 1 x radiator



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## Shower room

8'2" x 6'2" (2.50m x 1.89m)

Featuring an enclosed shower, Low level flush cistern, Heated towel rail, wash hand basin over unit, Vinyl flooring, Part wall tiles, 1 x uPVC double glazed window to the front with fitted blinds,, Smooth ceiling with 1 x light fitting and extractor fan.

## Garage

18'0" x 11'9" (5.50m x 3.60m)

Roller door, Electric and light supply

## Externally

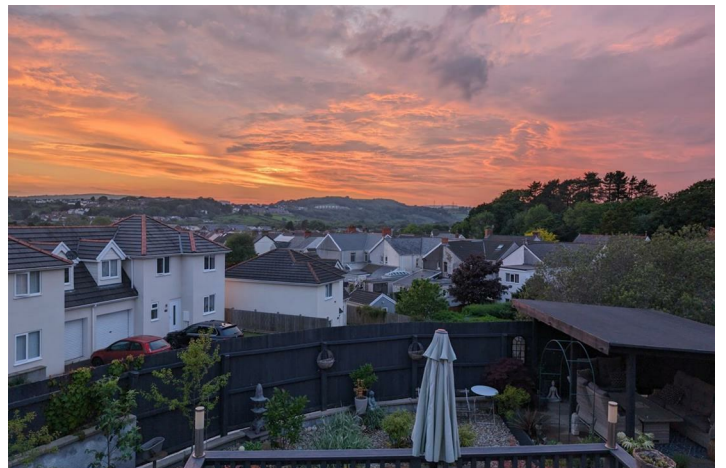
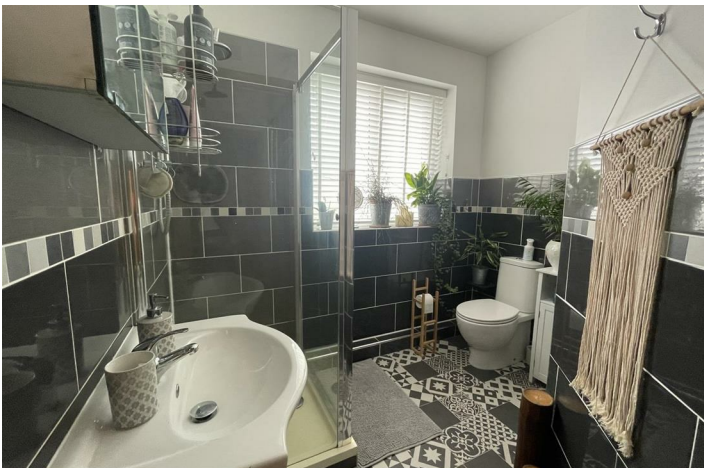
Externally and to the front of the property there is a driveway, providing off road parking for over 4 vehicles. There is side access which leads to the rear, terraced and enclosed garden. The rear enjoying views of Pontardulais features a terraced garden with a mixture of several decking areas, decorative chippings, patio area with gazebo over, there are also several attractive plants and shrubbery within the garden. The rear also boasts an additional garage which can be accessed via the rear garden or via a rear access. The garden enjoys many hours of sunshine in a quiet an tranquil setting.

## Disclaimer

Disclaimer general information Services:

Mains electricity, water and sewerage services. The appliances at this property have not been tested and

purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations. Important information These particulars are set out as a general outline for guidance. Prospective purchasers/Buyers should satisfy as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.



## Road Map



## Hybrid Map

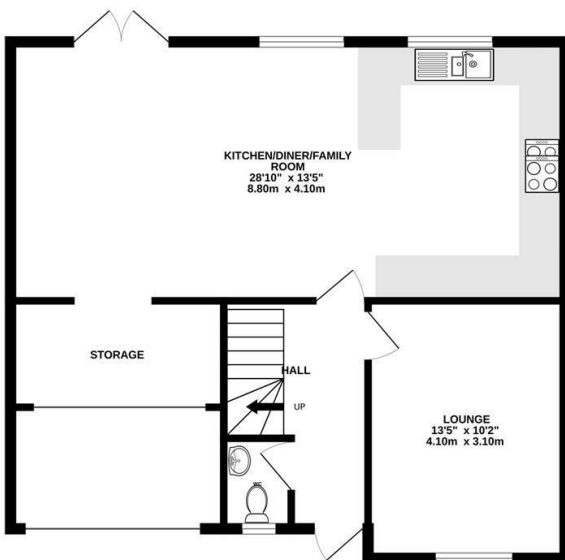


## Terrain Map

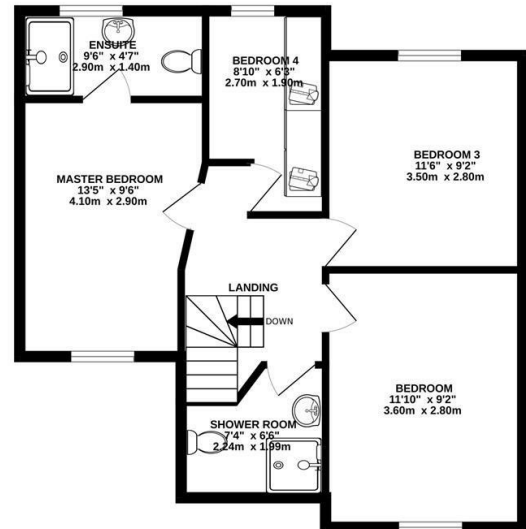


## Floor Plan

GROUND FLOOR



1ST FLOOR



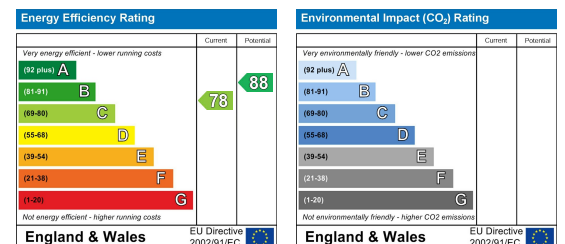
TOTAL FLOOR AREA: 1464sq.ft. (136.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.