



24 Coed Y Bronallt, Swansea, SA4 0ZW

£525,000

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Davies
CRADDOCK

Davies Craddock Estates are pleased to present for sale this great opportunity to purchase this five bedroom detached property set in the sought after location of Coed Y Bronallt, Pontarddulais.

This home is situated a short drive from the M4 with links to Swansea and further afield, and is approximately a 10-15 minute drive from Trostre and Llanelli Town Centre which boasts several amenities, shopping centre, leisure complex and schools. This property is also located within a ten - fifteen-minute drive of the ever-expanding Cross Hands business centre which provides several amenities along with links to Carmarthen via the A48. The village

Pontarddulais itself offers a Primary and Secondary Schools, public houses and restaurants, and a variety of amenities within.

We would recommend that any interested buyers inquire to arrange a viewing at the earliest convenience to ensure the opportunity is not missed.

Briefly Comprising:

Entrance

Door into:

Hallway

Stairs to first floor, laminate flooring, radiator.



Reception Room One

21'1" x 16'6" approx (6.45 x 5.03 approx)

Window to fore, laminate flooring, radiator.

Reception Room Two

15'8" x 13'8" approx (4.79 x 4.17 approx)

Window to fore, laminate flooring, radiator, double doors into:

Reception Room Three

18'11" x 13'8" approx (5.78 x 4.17 approx)

Patio doors to rear, laminate flooring, radiator.





Kitchen

16'7" x 15'10" approx (5.08 x 4.84 approx)

Window and door to rear, tiled flooring, partly tiled walls, wall and base units with worktop over, space for range cooker, integrated dishwasher, sink and drainer with mixer tap, island with storage cupboards, radiator.

Utility Room

21'0" x 9'8" approx (6.42 x 2.95 approx)

Window to fore, tiled flooring, space for washing machine, tumble dryer and fridge freezer, wall mounted boiler, storage cupboard, radiator.



Shower Room

6'9" x 6'3" approx (2.06 x 1.93 approx)

Window to side, tiled flooring, partly tiled walls, W/C, pedestal wash hand basin, shower cubicle, radiator.

First Floor Landing

Window to fore, stairs to second floor.

Bedroom One

19'0" x 13'7" approx (5.81 x 4.16 approx)

Window to rear, radiator, door into;

Ensuite

7'10" x 4'8" approx (2.40 x 1.44 approx)

Tiled flooring, fully tiled walls, W/C, wash hand basin, shower cubicle, radiator.

Bedroom Two

18'11" x 17'0" approx (5.77 x 5.19 approx)

Window to fore, radiator, door into:

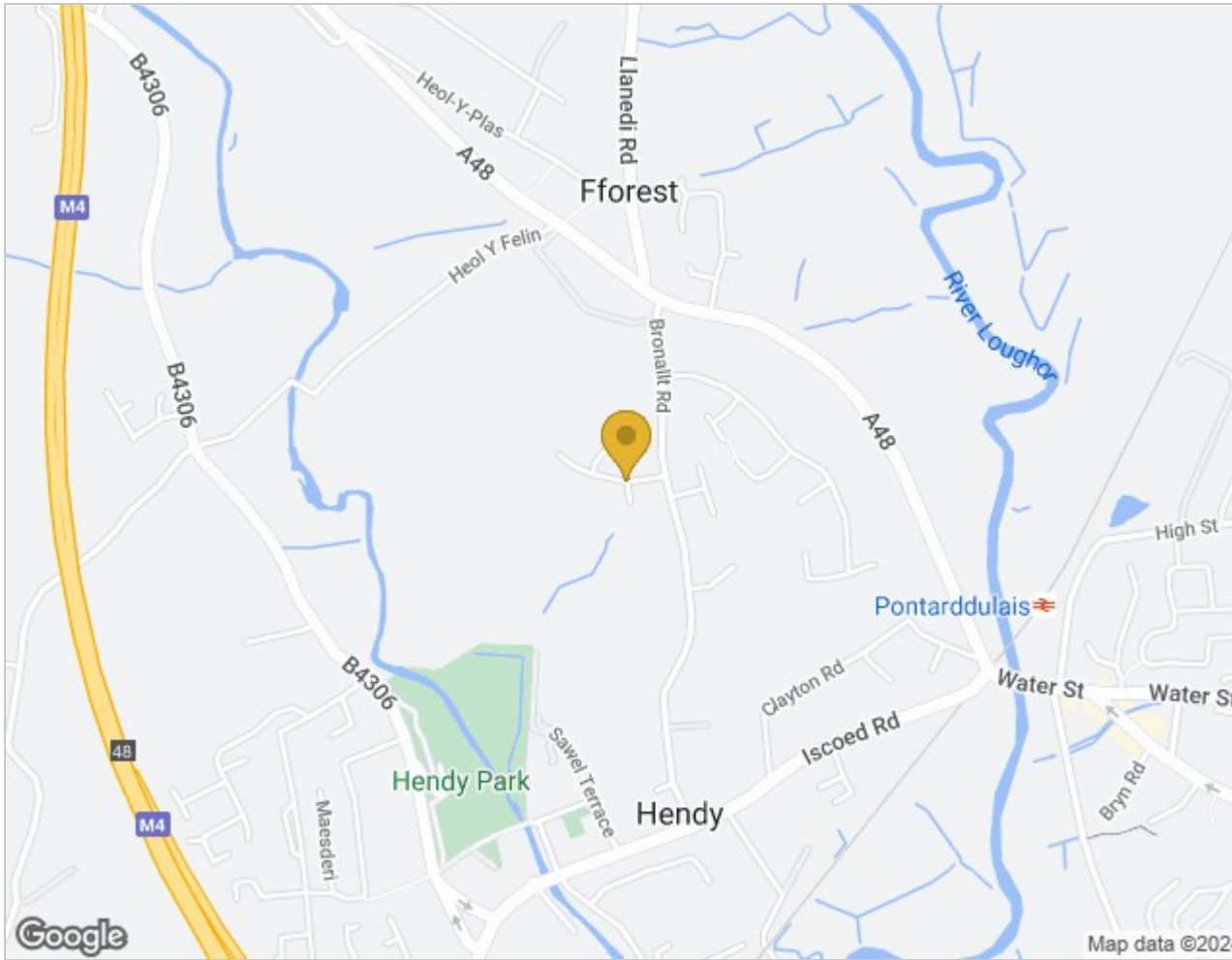
Ensuite

7'0" x 8'10" x approx (2.15 x 2.71 x approx)

Window to side, partly tiled walls, W/c, pedestal wash hand basin, shower cubicle, radiator.



To arrange a viewing on this property or require further information please contact one of our team on 01554 779412



- Five Bedroom Detached Property
- Freehold (TBC)
- Three Reception Rooms
- Kitchen & Utility Room
- Two Ensuites
- Approx m2 - 303
- Mains Gas , Water , Electricity & Drainage
- EPC-C
- Council Tax Band - G
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.