

# Terry Thomas & Co

## ESTATE AGENTS



## 46 Swansea Road Pontlliw, Swansea, SA4 9EE

Situated on Swansea Road in the charming village of Pontlliw, this beautifully refurbished detached bungalow presents an exceptional opportunity for those seeking a modern yet comfortable living space. Spanning an impressive 871 square feet, the property features three well-proportioned bedrooms and two stylish bathrooms, making it ideal for families or those looking for extra space. The bungalow has been meticulously modernised, showcasing contemporary design elements that enhance both functionality and aesthetic appeal. The spacious layout is perfect for relaxation and entertaining, with an abundance of natural light flooding through creating a warm and inviting atmosphere throughout the home. Set within a generous plot, this property also offers off-road parking for two vehicles, ensuring convenience for both residents and guests. The surrounding area of Pontlliw is renowned for its picturesque scenery and strong sense of community, providing a delightful backdrop for everyday life.

This bungalow is not just a house; it is a place where you can truly feel at home. We invite you to get in touch with us today to arrange a viewing and experience the charm of this property for yourself.

**Offers in the region of £295,000**

# 46 Swansea Road

## Pontlliw, Swansea, SA4 9EE



### Entrance

Completely refurbished, modernised, detached, 3 bedroom bungalow standing in a generous sized plot with off-road parking to fore, and further parking available if required. Pathways to all sides of the property, uPVC double glazed patio doors which lead through to the open plan kitchen dining room.

### Open plan kitchen

28'0" by 10'7", narrowing to 8'6" in part. (8.55m by 3.23m, narrowing to 2.61m in part. )

uPVC double glazed windows to the fore, panel radiator with grills thermostatically controlled, uPVC double glazed patio doors to the side. The dining/family area having grey stone effect ceramic tile flooring, down lighting.

Kitchen includes a newly fitted kitchen base and eye level units, with breakfast bar area, composite work surface over the base units, an under-mounted Franke stainless steel sink, with mixer tap fitment over, a 4-ring electric hob with an inverted extractor, AEG fan-assisted oven/grill, and a further AEG micro-oven. Predominantly floor-to-ceiling fitted larder cupboards with folding concertina doors and a soft-close drawers, porcelain tile stone effect flooring. uPVC double glazed windows to the rear, wall-mounted display cupboard in the breakfast bar area.

### Inner hallway

There is access to the loft space, LED down lighting, the property has been re-wired and also new central heating, an open way leading through to the utility room. uPVC double-glazed door leading out to the side garden area.

### Utility room

7'8" m by 8'8" m (2.36 m by 2.66 m)

Fitted modern base unit with light grey coloured door fronts, with a grey-matte granite effect work surface over the base unit, stainless steel sink with chrome mixer tap fitment, plumbing for wash machine and space for a freezer, double-panelled radiator thermostatically controlled, built-in eye-level cupboard which houses the Ideal mains gas fired combination boiler, which serves the central heating system and heats domestic water, the inner hallway and the utility room both have porcelain tile stone effect flooring, the utility room also has LED down lighting and an open way through to the rear conservatory/porch

### Rear conservatory/porch

10'0" m by 5'8" (3.05 m by 1.75m)

Stone finish porcelain tile floor, single-panel radiator thermostatically controlled, uPVC double-glazed windows to the three sides, under a polycarbonate roof, and uPVC double-glazed door out to the rear garden and side garden in turn.

### Family bathroom

8'8" by 5'9" (2.65m by 1.77m)

Panel bath, corner shower enclosure with a chrome mixer shower fitment with rain shower head and body wash, wash hand basin fitted with a vanity cupboard under, uPVC double-glazed window to rear, Victorian style chrome-framed roll-top towel radiator, stone effect porcelain tile floor and part stone effect porcelain tiled walls, LED down lighting and extractor light.

### Bedroom 1

14'7" by 10'8" (4.47m by 3.26m)

Stone effect porcelain tile flooring, uPVC double-glazed window to fore, down lighting.

### Front bedroom 2

14'2" m by 10'8" (4.32 m by 3.26m)

uPVC double-glazed window to fore, uPVC double-glazed window to the side, LED down lighting.

### Rear bedroom 3

8'7" by 8'6" (2.63m by 2.61m)

uPVC double-glazed patio doors to rear, LED down lighting, porcelain stone effect tile flooring.

### WC

There is a separate WC, having a closed-coupled economy flushed WC, a wash hand basin with chrome mixer tap fitment, and single-panel radiator thermostatically controlled, UPVC double-glazed window to rear, LED down lighting and ceiling-mounted air circulation system.









Floor Plan



**Type:** Bungalow - Detached  
**Tenure:** Freehold  
**Council Tax Band:** E

**Services:**

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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