



## Tyn Y Bonau Road, offers in the region of £159,000

- Great location
- NO CHAIN
- Good links to M4
- Council Tax Band - C
- Garage
- Driveway parking
- Rear garden
- Conservatory
- EPC Rating: B



 3  1  2



## About the property

Welcome to this delightful 3 bedroom semi-detached property, nestled in the heart of Pontarddulais. Perfect for families or first time buyers, this home offers a blend of modern living with a touch of traditional charm, whilst being conveniently located with transport links and amenities including Schools and local shops, also great links to the M4. The ground floor comprises of a Hall, Lounge, Kitchen/Dining area, and Conservatory extending from the kitchen, perfect as an additional versatile space. The first floor comprises a landing, Three Bedrooms and Bathroom. Externally the property has convenient off-road parking at the front and side access to a Garage. The property boasts a private, enclosed rear garden. This property has plenty of opportunities to personalise and make it uniquely yours. Viewing comes highly recommended to appreciate this family home. To book in a viewing on this property please call a member of our sales team on 01792 894422.

## Accommodation

### Conservatory

12' 4" x 8' 3" ( 3.76m x 2.51m )

### Lounge

14' 6" x 11' 6" ( 4.42m x 3.51m )

### Kitchen

14' 8" x 8' 2" ( 4.47m x 2.49m )



**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

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