



 6  3  4

**Coed Y Bronallt, Pontarddulais Swansea**  
**offers over £515,000**



## About the property

This impressive 6 bedroom detached property with a delightful brick-style exterior offers an exceptional opportunity to acquire a spacious and versatile family home in a sought after location of Pontarddulais. Upon arrival, you are greeted by a large, spacious driveway for up to 3 cars for ample off-road parking. Upon entering, you have a spacious entrance hallway, downstairs W/C, following onto the large lounge dining area with a built-in log burner, offering space for family relaxation. The dining area offers great space for entertaining guests and family gatherings. The benefit with this property is the entire downstairs flows into each room from the other with the open-plan design. The large, sleek and well-designed kitchen area flows into the second lounge, offering a great space away from the main seating area for comfort and quiet. There is also a utility room off the kitchen for extra storage, and a spacious conservatory overlooking the garden. The first floor provides 4 Bedrooms, two of which have an En-suite and a Bathroom. The 2nd floor provides a further two bedrooms, perfect for guests or an office space. The rear garden is perfect for family gatherings or outdoor seating, and wraps around the entirety of the property, whilst also benefiting from a garage for storage. Located close to schools, shops and other local amenities, plus good transport links to the M4 motorway. Please call Peter Alan Gorseinon today to book a viewing on this beautiful home..

## Accommodation













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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