



## Heol Y Waun, ##Invalid £170,000

- Council Tax B
- Great Location
- Driveway parking
- Good School Catchment Area
- No Chain
- Sought Area
- EPC Rating: D



 2  1  1



## About the property

This impressive 2 bedroom property is located in the desirable village of Pontliw. The property is situated close to a range of local amenities such as supermarkets, shops, restaurants and schools. The property offers brilliant commuting links to the M4, easy access to Fforestfach outlet and also to Swansea city centre. The property comprises a good sized Lounge, Kitchen, Family Bathroom, and 2 Bedrooms. This well presented home also benefits from a rear garden and driveway parking outside the property. The perfect first time home or investment. Call the office on 01792894422..



## Accommodation

**Reception Room**

**Kitchen**

**Bedroom 1**

**Bedroom 2**

**Bathroom**

01792 894422

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## Floorplan

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. 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. This computer generated 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.

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