



## Swansea Road, Pontardawe Swansea offers in the region of £325,000

- No Chain
- Multiple Reception Rooms
- Two Bathrooms
- Planning Permissions for Big Extension
- EPC Rating: D



 3  2  3





## About the property

Offered with no onward chain, in Trebanos, this versatile 3/4 bedroom dormer bungalow presents a fantastic opportunity for buyers looking to create their dream home.

Set on a substantial plot with large separate garage and dry cellar in a highly sought-after residential area. The property enjoys a garden with apple and pear trees, unique beautiful views over a valley and river to mountains beyond.

Inside, the flexible layout includes a cozy TV room, a large lounge with views of the trees to the valley, a large double bedroom and large dining room/fourth bedroom to the front. The rooms come off a hall with well preserved original wooden parquet flooring, which continues through to the lounge.

There's a separate fitted kitchen off the TV room with a separate downstairs toilet and pantry/utility room off a small hall.

## Accommodation

### Kitchen

12' 2" x 9' 2" ( 3.71m x 2.79m )

### Reception Room

12' 2" Max x 12' 3" ( 3.71m Max x 3.73m )

### Living Room

15' 7" Min to bay x 10' 7" Max ( 4.75m Min to bay x 3.23m Max )

### Dining Room

11' 2" Min x 11' 9" Max ( 3.40m Min x 3.58m Max )

### Bathroom

### Bedroom One

13' 2" Max x 10' 9" Max ( 4.01m Max x 3.28m Max )

### Bedroom Two

9' 3" x 10' 4" ( 2.82m x 3.15m )

### Bedroom Three

10' 4" x 9' 5" ( 3.15m x 2.87m )

### Jack & Jill Shower Room

## 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.