



**48 Fforest Road, Pontarddulais, Swansea, SA4 0TW**

**Offers in the region of £225,000**

Welcome to this detached house located on Fforest Road in the village of Pontarddulais, Swansea. This property boasts two reception rooms, two bedrooms, kitchen, basement room (utility, accessed from outside) and bathroom. The property benefits from gas central heating, part uPVC double glazing, off road parking and large rear garden backing onto fields with far reaching views.

## Ground Floor

Hardwood entrance door to

### Vestibule

4'1" x 3'7" (1.25 x 1.1)

with tiled floor and half glazed and leaded door to

### Entrance Hall

12'4" x 3'6" (3.76 x 1.09)

with stairs to first floor, radiator and coved ceiling.

### Lounge

11'9" inc to 12'6" x 11'3" (3.6 inc to 3.83 x 3.44)



with tiled fireplace, radiator, coved ceiling and uPVC double glazed window to front. Book case door to under stairs cupboard (0.94 x 2.77) with uPVC double glazed window to side

## Dining Room

15'3" x 11'1" (4.65 x 3.4)



with tiled fireplace, radiator, coved ceiling and uPVC double glazed window to front.

## Kitchen

12'2" x 8'11" (3.71 x 2.72)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, gas cooker point, plumbing for automatic washing machine, radiator, textured and coved ceiling and uPVC double glazed window to side and door to side porch.

## Side Porch

3'4" x 2'11" (1.03 x 0.89)

with uPVC double glazed windows and door to side.

## Lower Ground Floor

### Utility (approached from outside)

11'8" x 8'5" (3.57 x 2.58)



with range of fitted base units, plumbing for automatic washing machine, wall mounted Worcester gas boiler providing domestic hot water and central heating and uPVC double glazed window to side and door to rear.

### First Floor

#### Landing

with hatch to roof space, coved ceiling and wood leaded window to side.

#### Bedroom 1

15'2" x 10'6" (4.63 x 3.21)



with radiator, coved ceiling and uPVC double glazed window to front.

#### Bedroom 2

8'9" x 15'9" (2.69 x 4.82)



with radiator, coved ceiling and 2 uPVC double glazed windows to front.

#### Bathroom

12'3" x 8'10" (3.75 x 2.71)



with low level flush WC, pedestal wash hand basin, airing cupboard with slatted shelves and radiator, panelled bath with shower attachment taps, shower cubicle with mains shower, part tiled walls, radiator, coved ceiling and uPVC double glazed window to side.

## Outside



with small enclosed garden to front, side drive, outside WC, large lawned garden to rear with timber shed, glass house, tarmac parking and lovely views.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

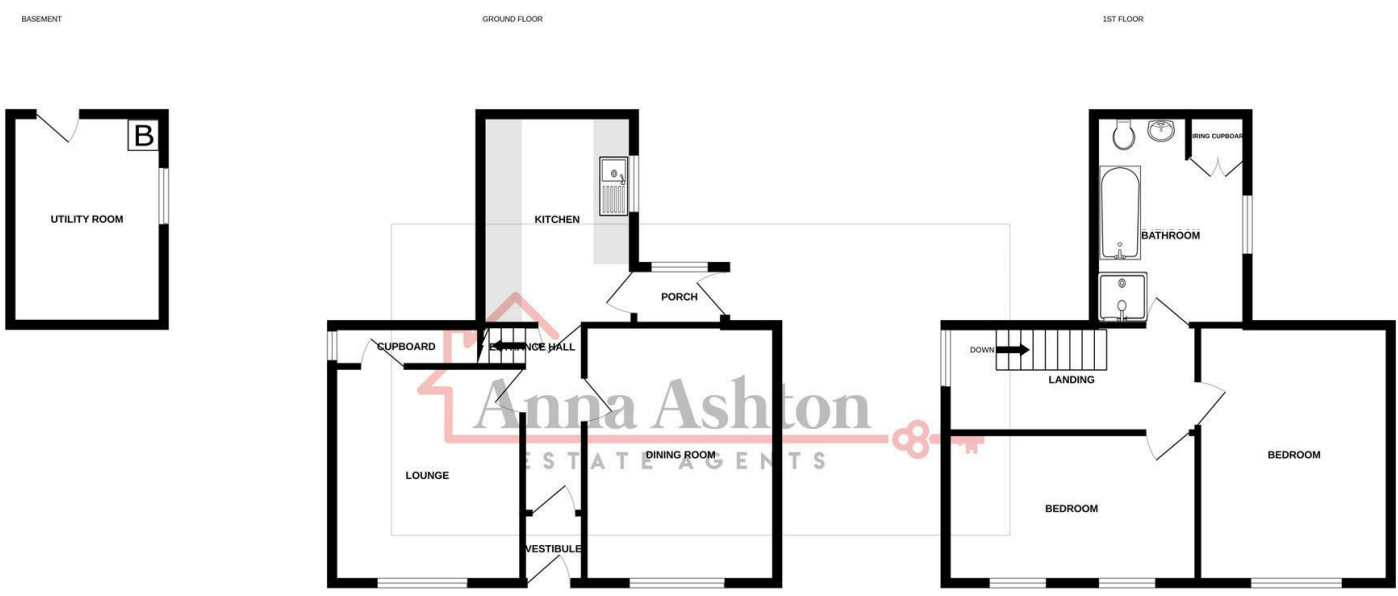
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## NOTE

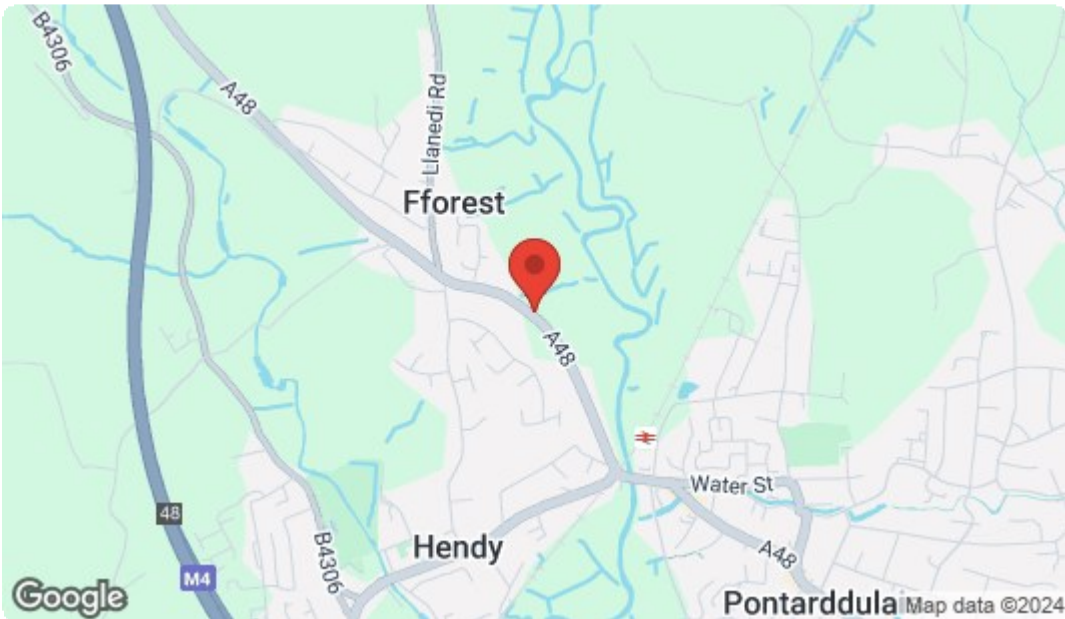
All photographs are taken with a wide angle lens.

## Directions

From Pont Abraham roundabout take the A48 slip road towards Pontardulais and follow this road for 2 miles and the property can be found on the left hand side, identified by our For Sale board.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:  
 We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.