



## 15 Y Gerddi, Pontardulais, Swansea, SA4 8AJ

**£325,000**

Situated in Pontardulais, Swansea, this newly built two bedroom bungalow, boasting a modern design and convenient location, this property is perfect for those seeking a comfortable and low maintenance lifestyle. As you step into the welcoming entrance hall, you are greeted by a sense of space and light that flows throughout the entire bungalow. The layout includes a cosy lounge, well appointed kitchen/dining room that is perfect for entertaining and a convenient WC for guests. The two double bedrooms offer ample space while the stylish bathroom, is complete with both a bath and shower.

One of the highlights of this property is the beautifully landscaped rear garden, designed for easy upkeep. With parking for three vehicles, including a garage and easy access to local shops, amenities, and the M4, this bungalow ticks all the boxes for those looking to downsize without compromising on comfort and convenience. Don't miss out on the opportunity to make this delightful property in Y Gerddi your new home.



## The Accommodation Comprises

### Porch

Entered via door to front, Parquet vinyl tile flooring, open to the hallway.

### Hall



Parquet vinyl tile flooring, radiator.

### WC



Two piece comprising, wash hand basin and WC, half tiled walls, Parquet vinyl tile flooring, radiator.

### Lounge 17'3" x 12'11" (5.26m x 3.93m)



This spacious lounge offers a bright and welcoming atmosphere, with a double glazed window at the front, allowing natural light to fill the room and radiator.

### Kitchen/Dining Room 11'5" x 19'0" (3.47m x 5.79m)



The kitchen/dining room is both stylish and functional, thoughtfully fitted with a range of wall and base units that offer ample storage and worktop space. It features a 1½ bowl stainless steel sink unit, complemented by a built-in fridge/freezer and washing machine. For cooking you have the built-in eye-level electric oven and microwave, alongside a four ring gas hob complete with an extractor hood overhead. Parquet vinyl tile flooring, radiator and double glazed windows to the side and rear flood the space with natural light. Double glazed double doors open out to a lovely rear garden, perfect for enjoying meals with a view.

### Another Aspect Of The Kitchen/Dining Room



### Another Aspect Of the Kitchen/Dining Room



### Bedroom 1 13'9" x 9'3" (4.20m x 2.82m)



Double glazed window to rear, radiator.

### Bedroom 2 10'2" x 10'3" (3.10m x 3.12m)



Double glazed window to front, radiator.

### Bathroom



The bathroom is designed with a modern three piece suite that includes a bath, wash hand basin, tiled double shower cubicle and WC. Tiled splashbacks, heated towel rail, Parquet vinyl tile flooring, frosted double glazed window to the side.

### External



At the front of the property, a neatly maintained lawned garden welcomes you, with a pathway leading directly to the front door, offering a charming curb appeal. To the side, a convenient driveway provides access to the garage, which benefits from power and lighting and measures an ample 6.09m by 3.11m ideal for storage or a workshop.

A side gate opens to the rear garden, an inviting, low maintenance that has been thoughtfully landscaped. Stepping through the double doors from the kitchen/breakfast room, you're greeted by a paved patio, perfect for al fresco dining and entertaining. Beyond the patio, the garden features decorative gravel and raised borders filled with mature shrubs and trees, creating a peaceful, easy-care outdoor space to enjoy year-round.

### Rear Garden





## Rear Garden



## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - D

Services - Mains electric. Mains sewerage. Mains Gas.  
Mains water/Water Meter.

Please note the road is yet to be adopted

Tenure - Freehold

Council Tax Band - F

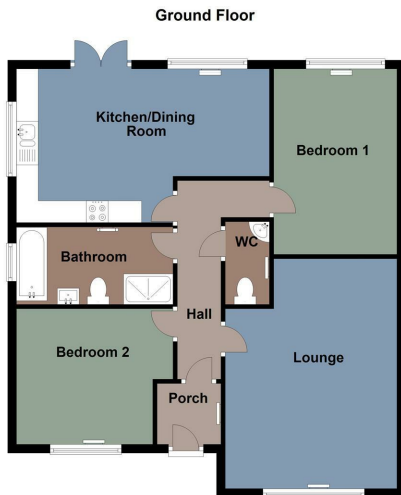
Services - Mains electric. Mains sewerage. Mains Gas.  
Mains water/Water Meter.

Mobile coverage -

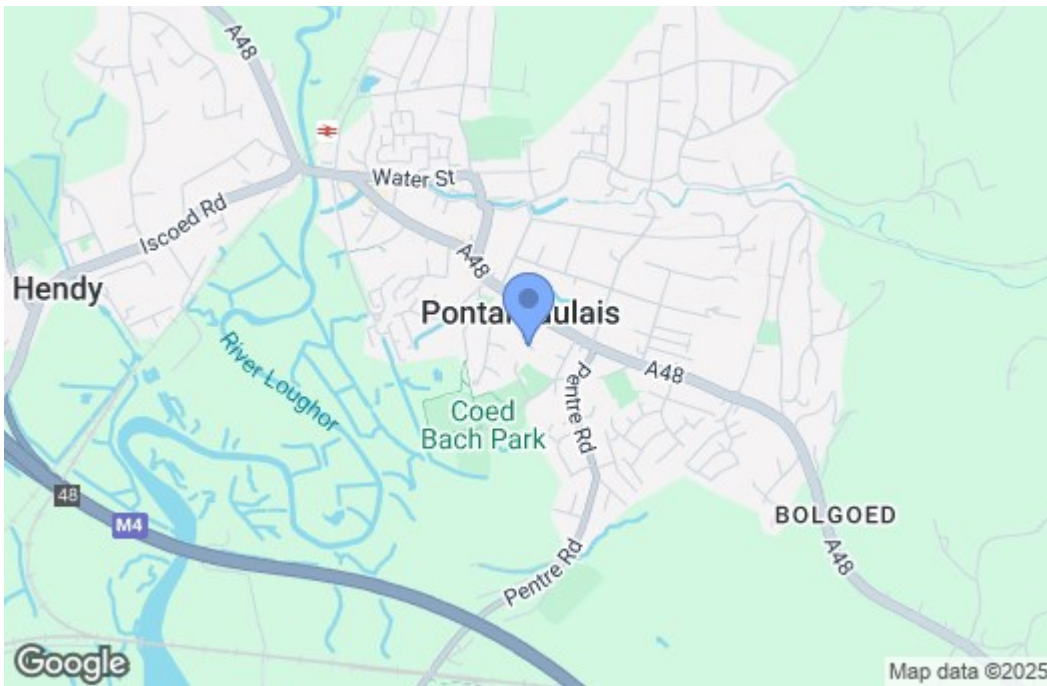
Broadband -

Satellite / Fibre TV Availability- BT Sky

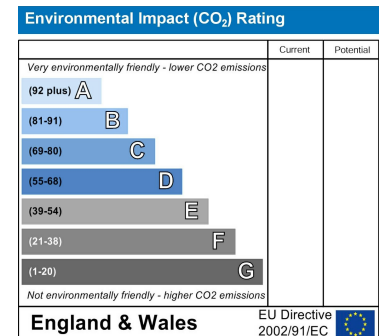
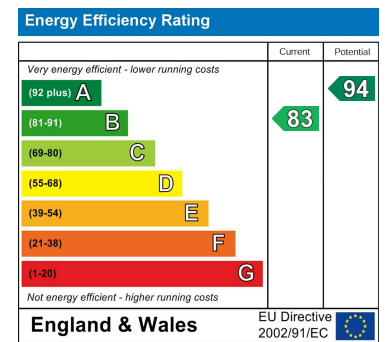
## Floor Plan



## Area Map



## Energy Efficiency Graph



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