



**80 Tyn Y Bonau Road**  
Pontarddulais, Swansea, SA4 8RZ  
Offers In Excess Of £425,000



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**Pontarddulais, Swansea, SA4 8RZ**

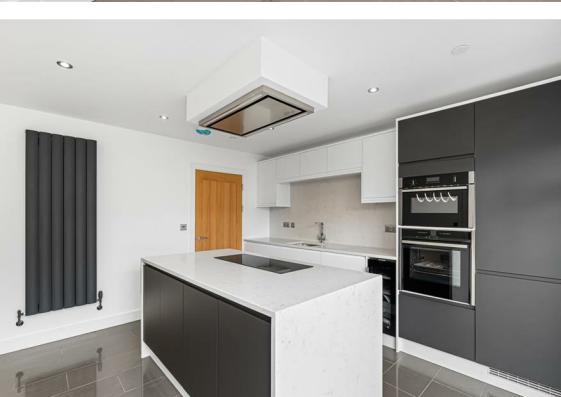
This CUSTOM-BUILT FIVE BEDROOM HOME has been thoughtfully designed for modern family living, offering a bright and versatile layout across THREE STOREYS. The ground floor features two elegant reception rooms, a stunning open-plan kitchen and dining space perfect for entertaining, a separate utility room and a WC. A stunning feature staircase with oak and glass balustrade rises through the home, accentuated by striking LED chandeliers & low level lighting to the 1st & 2nd floors. The first floor comprises a spacious principal bedroom with a Juliet balcony and a stylish en-suite, alongside two further double bedrooms and a contemporary family bathroom. Both the en-suite and bathroom are beautifully finished with baths, separate showers and illuminated LED mirrors for a sleek, modern touch. The second floor provides two further double bedrooms sharing a stylish Jack and Jill bathroom, ideal for older children or guests. This incredible home feels both spacious and refined, perfectly suited to family life.

Outside, the property sits within a gated, fully landscaped plot designed for low maintenance and visual appeal. A generous patio provides the perfect space for outdoor dining, complemented by sections of premium artificial lawn and sleek glass balustrades for a contemporary finish. The detached garage offers ample parking and storage, while the garden comes to life after dark through the creative use of outdoor lighting. Located in Pontarddulais, the home enjoys a balance of rural tranquillity and modern convenience, with easy access to commuter routes, well-regarded schools, and scenic countryside walks. Call to view now!





**Living Room**  
15'3" x 13'6" widest (4.66 x 4.12 widest)



**Hallway**  
14'11" x 6'3" (4.55 x 1.92)

**2nd Reception Room**  
10'11" x 9'1" (3.34 x 2.79)

**Kitchen/Dining Room**  
16'10" x 12'4" (5.14 x 3.78)

**Utility Room**  
11'9" x 5'8" (3.59 x 1.75)

**WC**  
6'6" x 2'9" (1.99 x 0.84)

**Landing**  
18'2" x 6'3" (5.56 x 1.92)

**Bedroom One**  
17'3" x 12'6" (5.28 x 3.83)

**En-Suite**  
5'8" x 5'4" (1.74 x 1.65)

**Bedroom Two**  
10'11" x 7'3" (3.34 x 2.23)

**Bedroom Three**  
11'4" x 10'11" (3.47 x 3.34)

**Bathroom**  
9'3" x 5'6" (2.84 x 1.69)

**Bedroom Four**  
17'11" x 9'8" widest (5.48 x 2.97 widest)

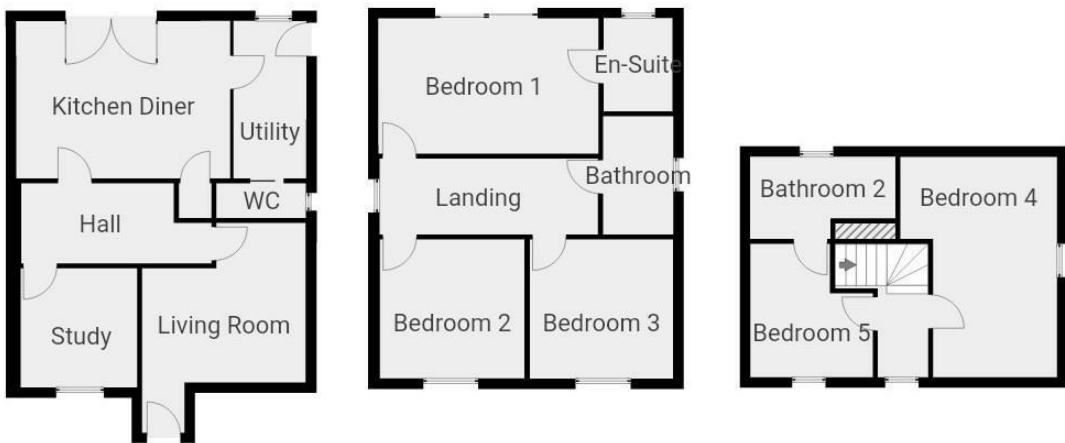
**Bathroom Two (Jack 'n Jill)**  
5'8" x 5'4" widest (1.74 x 1.65 widest)

**Bedroom Five**  
10'5" x 9'8" widest (3.20 x 2.97 widest)

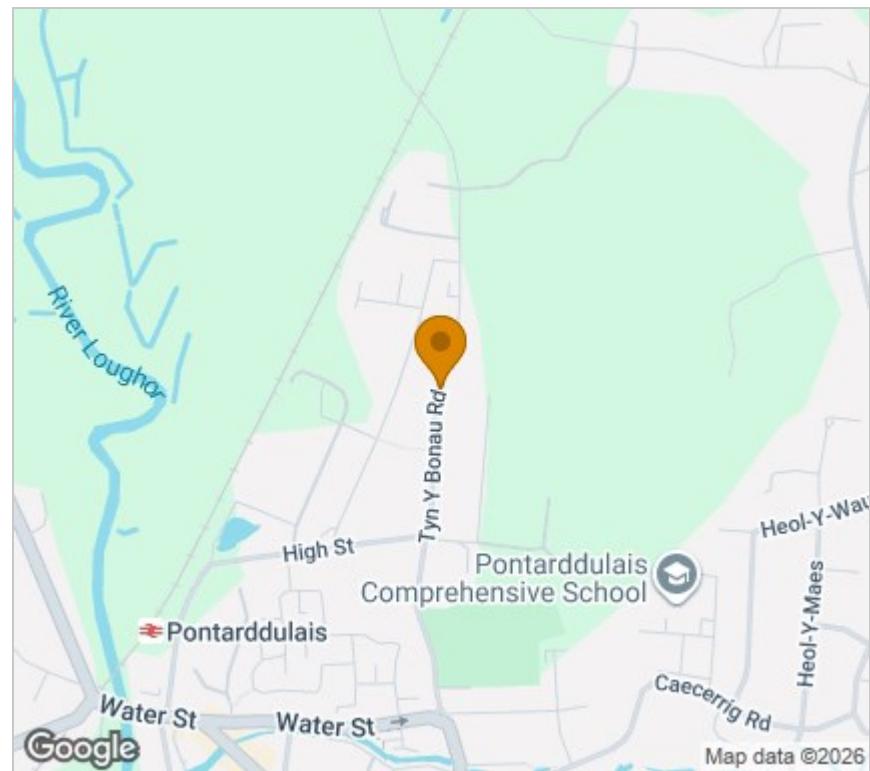
**External & Location**



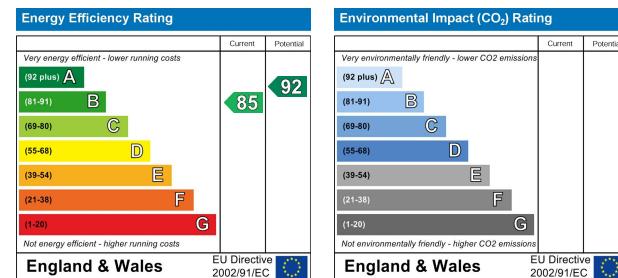
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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