



## Swansea Road, offers over £230,000

- Ideal For families
- Modern Throughout
- Close links to the M4 Corridor
- Close to Pontardawe Town Centre
- EPC Rating: E





## About the property

Nestled in a sought-after location between the popular villages of Clydach and Pontardawe, this beautifully presented three-bedroom double-fronted detached property offers generous living space, modern interiors, and versatile outdoor features ideal for growing families.

Step inside to find two comfortable reception rooms used as a lounge and separate dining area. These rooms are filled with natural light thanks to the large front-facing windows that create a bright and welcoming atmosphere. The modern kitchen complements the property nicely. Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom, all tastefully decorated and ready to move into.

With great access to local amenities, great links to the M4, and a convenient distance from Rhyd Y Fro Waterfall, there is something for everyone. This is a truly lovely home in a fantastic area. Light, spacious, and beautifully presented throughout,

Also at the rear of the property there is a private road which will take you to the two car ports for this house.



## Accommodation

### Living Room One

6' 4" x 7' 3" ( 1.93m x 2.21m )

14' 7" x 12' 1" ( 4.45m x 3.68m )

### Living Room Two

9' 3" x 11' 1" ( 2.82m x 3.38m )

### Kitchen

11' 9" x 11' 6" ( 3.58m x 3.51m )

### Utility

5' 3" x 6' ( 1.60m x 1.83m )

### Porch

9' x 8' 5" ( 2.74m x 2.57m )

### Bedroom One

14' 6" x 11' 4" ( 4.42m x 3.45m )

### Bedroom Two

9' 9" x 15' 1" ( 2.97m x 4.60m )

### Bedroom Three

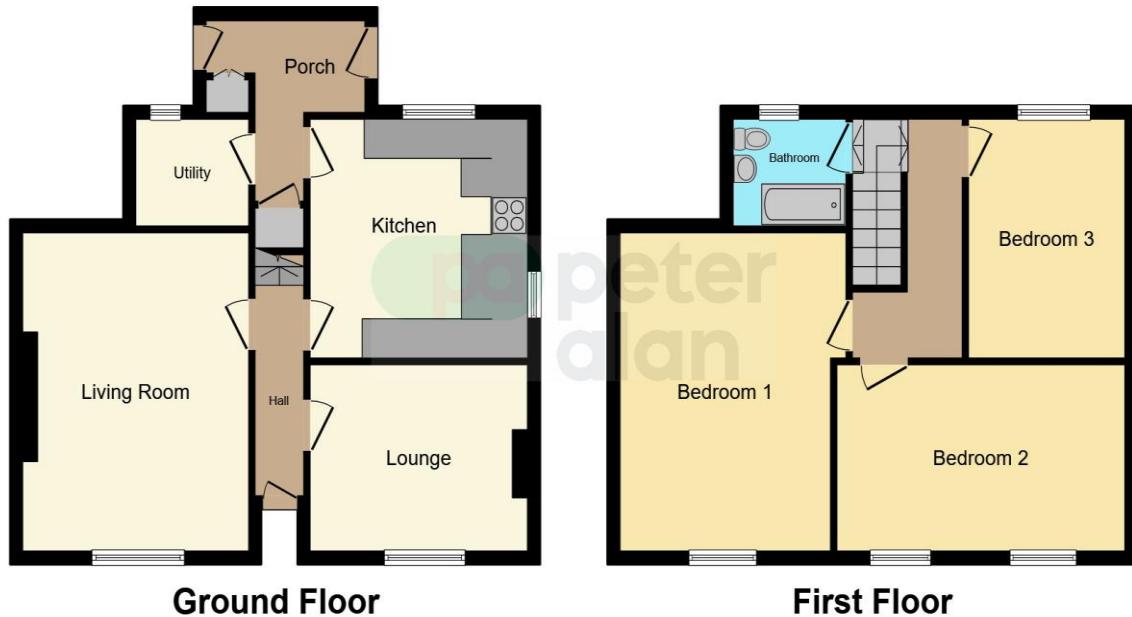
11' 5" x 8' 1" ( 3.48m x 2.46m )

### Bathroom

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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