



Bungalow - Detached (EPC Rating: D) Freehold

**PONTARDDULAI, SWANSEA, SA4 8JX**

Offers In The Region Of

**£200,000**

# 2 Bedroom Bungalow - Detached located in Swansea

Thomas & Thomas are delighted to offer For Sale this detached property, while the property is of non-traditional construction, it presents a unique character that can be tailored to your personal taste, located in the small village of Pontarddulais, Swansea. This delightful detached bungalow offers a unique opportunity for those seeking a peaceful retreat. Spanning approximately 700 square feet, the bungalow is set against a backdrop of fine views, allowing residents to enjoy the beauty of the surrounding landscape.

The accommodation comprises, lounge, kitchen 2 bedrooms and a bathroom all on one level. The property benefits from Gas Central Heating & uPVC Double Glazing. One of the features of this property is the ample parking space available for up to four vehicles and detached garage. With its charming features and convenient location, it is certainly worth consideration.

Please note that this property is available for cash purchase only, making it a suitable option for buyers looking to invest without the need for mortgage financing. Building Application has been made for a 4 Bedroom Detached Dwelling on the site.

Council Tax Band - B. Freehold. EPC- D58.

## Ground Floor

With front entrance door leading into...

## Lounge

3.0 x 5.2 (9'10" x 17'0")

With radiator, wood panelled ceiling, log burner and window to the front of the property.

## Kitchen

3.0 x 5.2 (9'10" x 17'0")

With a range of base and wall units, plumbing for automatic washing machine, space for fridge/freezer, alcove housing free standing cooker, wooden beamed ceiling, partial wood panelling on walls, tiled floor, radiator, window and door to the rear of the property.

## Bedroom 1

3.0 x 4.0 (9'10" x 13'1")

With radiator, wood panelled ceiling and window to the front of the property.

## Bedroom 2

3.0 x 4.3 (9'10" x 14'1")

With radiator, wood panelled ceiling, cupboard housing gas boiler providing domestic hot water and central heating and window to the rear of the property.

## Bathroom

2.0 x 2.8 (6'6" x 9'2")

With low level flush WC, pedestal wash hand basin with cupboard below, shower cubicle, tiled floor and window to the rear of the property.

## External

Set in spacious grounds to the front, side and rear of the property offering ample parking area leading to detached garage and outbuilding (7.0 x 5.0) with Fine Views over surrounding countryside.

## Services

Mains, gas, electricity, water and drainage. Septic Tank.

## Tenure

Freehold

## NOTE

The property is of NON TRADITIONAL CONSTRUCTION, hence CASH PURCHASE ONLY.

Building Application made for 4 Bedroom Detached Dwelling, which is currently PENDING

## NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

## VIEWINGS

By appointment with the selling agents on 01269 597949 or e-mail on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

## SOCIAL MEDIA

Follow us on Facebook: Thomas & Thomas Estate Agents

Follow us on Instagram and X: ThomasThomas\_EA





THOMAS & THOMAS ESTATE AGENTS - SALES | 1 COLLEGE STREET, AMMANFORD,  
CARMARTHENSHIRE, SA18 3AB

## Ground Floor

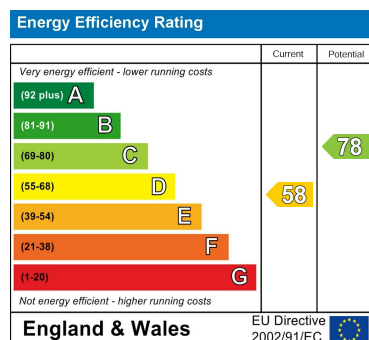


Total area: approx. 62.6 sq. metres (673.5 sq. feet)

Council Tax Band

**B**

Energy Performance Graph



Call us on

**01269 597949**

[ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

<https://www.thomasandthomas-property.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

