



Bolgoed Road, offers over £210,000

- Semi Detached
- Three Bedrooms
- Off Road Parking
- Good Sized Garden
- Close to Amenities
- EPC Rating: Awaited



 3  1  2



About the property

Located in the heart of Pontarddulais, this spacious three-bedroom semi-detached property offers generous living accommodation, a fantastic rear garden, and a blend of character and practicality throughout.

The ground floor features a bright and comfortable living room, complete with a fireplace focal point and plenty of space for family seating. The kitchen provides ample storage, worktop space, and direct access into the conservatory, which offers an additional reception area overlooking the garden. A useful utility space adjoins the kitchen, adding valuable practicality to the home.

Upstairs, the property offers three well-proportioned bedrooms along with a large family bathroom fitted with a bath and separate shower enclosure.

Externally, this home boasts an impressive and mature rear garden with seating areas, pathways, planting sections, and a pond feature—ideal for gardening enthusiasts or those seeking peaceful outdoor space. The front of the property also benefits from off-road parking.

Situated close to local shops, schools, amenities, and easy transport links, this property provides excellent convenience while offering generous internal and external living space—perfect for families or buyers looking for a home with character and potential.



Accommodation

Ground Floor

Entrance Hall

Lounge

21' 9" Max x 13' Max (6.63m Max x 3.96m Max)

Kitchen

12' x 9' 11" (3.66m x 3.02m)

Conservatory

15' 6" Max x 12' 7" Max (4.72m Max x 3.84m Max)

First Floor

Landing

Bedroom One

12' 3" x 9' 10" (3.73m x 3.00m)

Bedroom Two

12' Max x 8' 10" Max (3.66m Max x 2.69m Max)

Bedroom Three

7' x 7' 1" (2.13m x 2.16m)

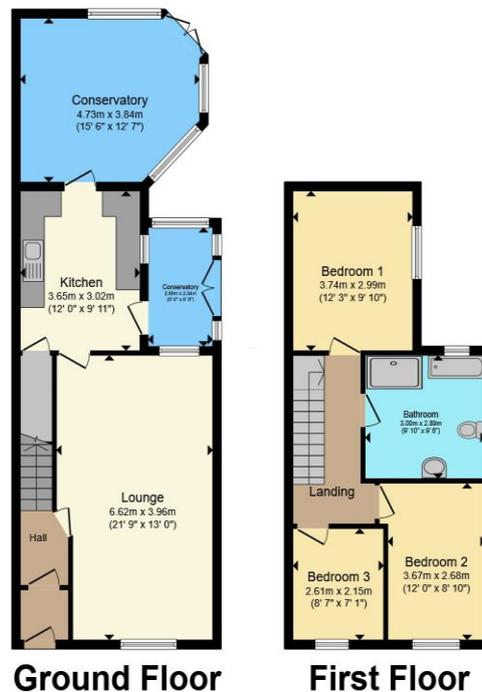
Bathroom

9' 10" x 9' 6" (3.00m x 2.90m)

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Floorplan



Total floor area 108.6 m² (1,169 sq.ft.) approx

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