



## 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



 3  1  1



## 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 compliments 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

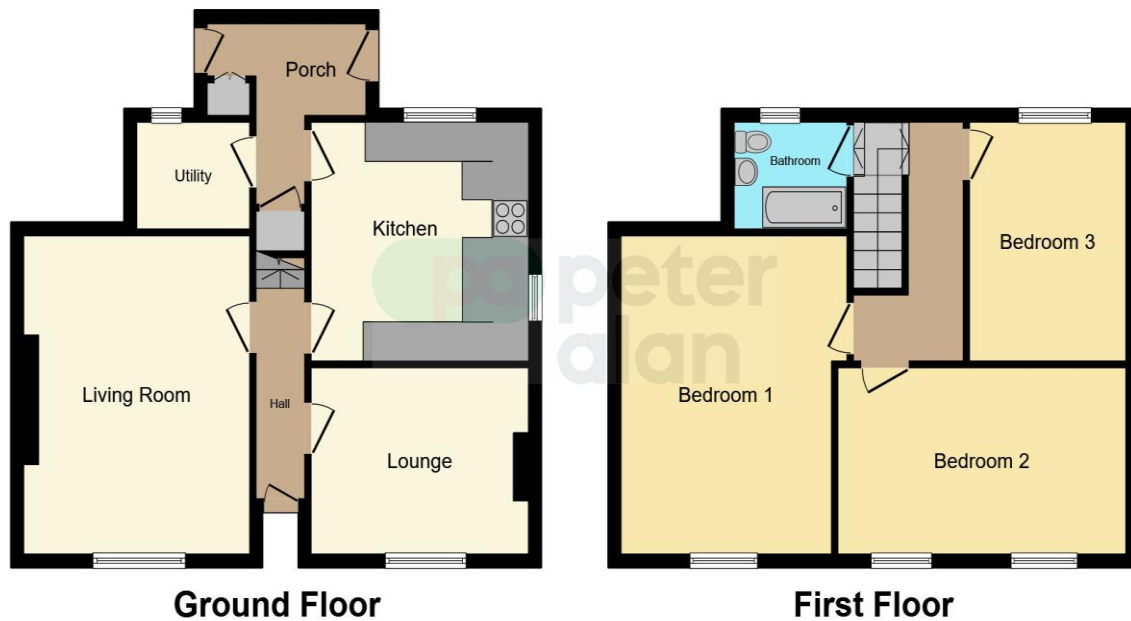
11' 5" x 8' 1" ( 3.48m x 2.46m )

### Bathroom

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## Floorplan



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