



Swansea Road, offers in excess of £350,000

- Double Fronted Detached Home
- Ideal For Families
- Double Garage to Rear
- Long Driveway
- Modern Throughout
- No Chain!
- EPC Rating: D



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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.

To the front, the home makes an immediate impression with its classic double-fronted façade, while the rear boasts a spacious double garage-fully equipped with electricity and water-perfect for multiple vehicles or easily convertible into a self-contained annex or home office.

Inside, the property comprises two generous reception rooms, ideal for family living and entertaining, alongside a well-sized modern kitchen and a bright conservatory that opens out onto the garden.

The low-maintenance rear garden is thoughtfully designed with both decking and lawn areas, providing the perfect setting for outdoor dining, children's play, or simply relaxing in the sun.

This home benefits from modern finishes throughout, offering a ready-to-move-into solution for buyers seeking a long-term, high-quality residence. The location is equally attractive-with supermarkets, schools, and amenities nearby, plus excellent transport links to the M4 and Swansea City Centre just a short drive away.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks



Accommodation

Ground Floor

Entrance Hall

Reception Room

11' x 10' 1" (3.35m x 3.07m)

Lounge

22' 8" max x 13' max (6.91m max x 3.96m max)

Kitchen

10' 9" x 12' 4" (3.28m x 3.76m)

Utility

8' x 6' 9" (2.44m x 2.06m)

Conservatory

12' 5" max x 14' max (3.78m max x 4.27m max)

W.C

First Floor

Landing

Bedroom One

10' 3" x 11' 5" max (3.12m x 3.48m max)

Bedroom Two

10' 9" x 9' 3" (3.28m x 2.82m)

Bedroom Three

7' 7" x 14' 1" (2.31m x 4.29m)

Bathroom

Exterior

Double Garage With Work Area

19' 4" x 10' 7" (5.89m x 3.23m)

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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



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