



SMITHS
SALES & LETTINGS



96 Pontardulais Road, Swansea, SA4 4FQ
Offers Over £150,000

SPACIOUS and BEAUTIFULLY REFURBISHED 2 BEDROOM HOME with IMMACULATE FINISH THROUGHOUT, 2 RECEPTION ROOMS, LARGE KITCHEN DINER and COOL & CONTEMPORARY HOME OFFICE.

Set on a CORNER PLOT with PLENTY OF LIVING SPACE, the property has been renovated and features immaculate smooth plastered ceilings & walls throughout, NEW CONSUMER UNIT, GAS CENTRAL HEATING, NEW RADIATORS & FULL PVCu double glazing. The property also benefits from a MODERN INTERNAL OPEN PLAN LAYOUT, ground floor WC, spacious bathroom with shower & bath, both bedrooms are DOUBLES.

The low maintenance GARDEN is a perfect space for dining out with patio doors from the kitchen, artificial lawn & deck and also leads to the HOME OFFICE. Another reason to fall in love with this house... ? The office... a very cool, modern space that will be the envy of your friends & colleagues. Call to book your viewing now!

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Hallway

12'5" x 5'9" (3.81 x 1.76)



Entrance hallway featuring tiled flooring, radiator, generous storage cupboard, elegant PVCu etched window and composite front door.

Reception Room One

16'7" x 12'11" (5.07 x 3.95)



Contemporary stylish reception room comprising PVCu windows, wood effect flooring, radiator & fireplace hearth - open to reception room two.

Reception Room Two

12'0" x 10'5" (3.68 x 3.19)



Second inviting living space with fitted carpet, PVCu windows, radiator, electric fireplace & sleeper mantle and tv point - Open to reception room one.

Kitchen/Dining Room

24'0" x 9'2" (7.32 x 2.80)



Well equipped kitchen with additional relaxed living space, styled in contemporary muted tones with a range of wall &

base units, worktops, breakfast bar, stainless steel sink, tiled splashbacks & integral dishwasher, cabinet mounted oven & gas hob. Also with wood effect flooring throughout, radiator, dual PVCu windows & door to the WC. The living space also features PVCu patio doors to the garden.

WC

5'0" x 3'6" (1.54 x 1.09)

Useful downstairs cloakroom with WC, sink, radiator and door to the rear courtyard.

Landing

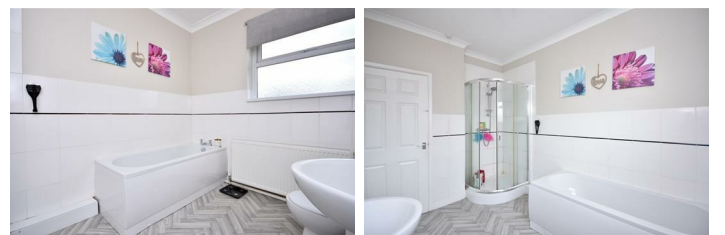
15'2" x 5'6" (4.63 x 1.68)



Comprising fitted carpet, built in storage cupboard, PVCu windows and doors to the bedrooms and bathroom.

Bathroom

9'10" x 7'5" (3.02 x 2.27)



Spacious family bathroom with PVCu windows, radiator, corner shower, bath, sink & WC.

Bedroom One

12'0" x 10'10" (3.68 x 3.32)



One of two double bedrooms featuring fitted carpet, radiator, tv point and PVCu windows to the front aspect.

Bedroom Two

13'1" x 8'11" (3.99 x 2.74)



Second double bedroom with fitted carpet, radiator, tv point and PVCu windows to the rear aspect.

Home Office

17'1" x 9'3" (5.23 x 2.83)



Beautifully crafted home office, formerly the garage (which could be reinstated if need be) with recessed spotlights, electric heating, power & ethernet point and wood effect flooring. Send your home office game skyrocketing with this cool contemporary space that your work colleagues will be truly envious of, or make use as a playroom, games room, gym, studio... the choice is yours!

External



The property is set on a corner plot with enclosed rear garden benefitting from easy care artificial lawn & wood decking. With patio doors from the kitchen/living space, the area is perfect for dining out and safe for children to play. In addition the home office also opens out onto the deck.

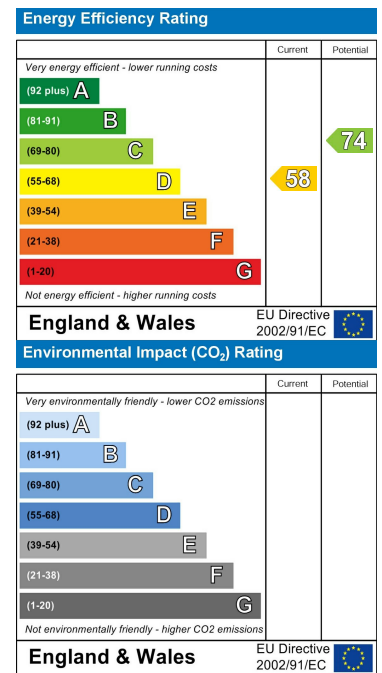
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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