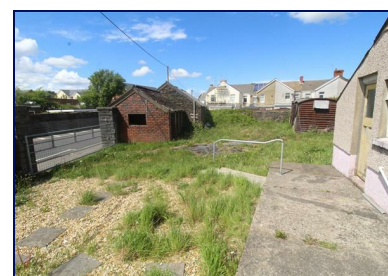
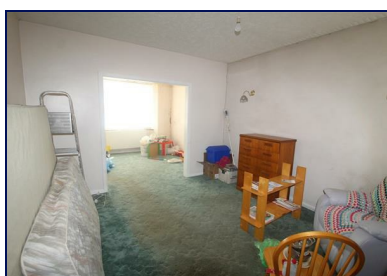


# 1 Ffos Yr Efail Terrace, Pontarddulais, Swansea, West Glamorgan, SA4 8RN



**Offers in the region of £149,500**



Mallard has pleasure in offering For Sale this 3 bedroom Semi Detached House located on the fringe of the popular town of Pontarddulais. The house is in need of updating and the accommodation comprises entrance hall, Lounge/Dining Room and kitchen located on the ground floor with 3 bedrooms and bathroom located on the first floor. The property benefits from gas fired central heating and double glazing. Externally there is a small courtyard to the front and large garden to the rear with stone and brick built shed, boiler room/utility room. EPC - F30

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Also at Ammanford, Tel: 01269 597949 E: ammanford@mallard-properties.co.uk



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## Ground Floor

Entrance door leading to.....

### Entrance Hall

12'2" x 2'11" (3.73 x 0.91)

With stairs to first floor and radiator.

### Lounge/Dining Room

23'5" x 10'4" (7.16 x 3.16)

With two radiators, window to the front and window to the rear of the property.



### Kitchen

12'9" x 9'3" (3.89 x 2.84)

With a range of base and wall units, single drainer sink unit with mixer taps, plumbing for automatic washing machine, access to under stairs cupboard, window and door to the side of the property.



## First Floor

Landing with hatch to roof space.

### Bedroom 1

15'3" x 10'4" (4.66 x 3.16)

With two radiators and two windows to the front of the property.





## Bedroom 2

12'4" x 9'1" (3.77 x 2.78)

With radiator and window to the rear of the property.



## Bedroom 3

9'4" x 9'0" (2.87 x 2.75)

With radiator and built-in airing cupboard and window to the side of the property.



## Bathroom

6'8" x 5'0" (2.05 x 1.54)

With low level flush WC, pedestal wash hand basin, panelled bath and window to the side of the property.



## External

### Front/Rear

To the front of the property there is a small courtyard and path leading to side of the property.

To the rear there is a spacious yard with stone and brick built shed and side entrance to lean to utility room housing the gas boiler providing domestic hot water and central heating approached from the side lane, which has vehicle access.



## Services

Mains gas, electricity, water and drainage.

## Council Tax

- Band C

## **NOTE**

All photographs have been taken with a wide angle lens camera.

## **NOTE**

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

## **FACEBOOK**

Follow us on facebook, [www.facebook.com/Mallard Estate Agent](http://www.facebook.com/Mallard Estate Agent).

## **VIEWINGS**

By appointment with the selling agents on 01269 597949 or email on [ammanford@mallard-properties.co.uk](mailto:ammanford@mallard-properties.co.uk)

## **Directions**

At junction 49 of the M4 motorway

At the roundabout, take the 1st exit onto A48

2.5 mi

At the roundabout, take the 1st exit onto Water St/A48

Continue to follow Water St

0.3 mi

Turn right onto Tyn Y Bonau Rd

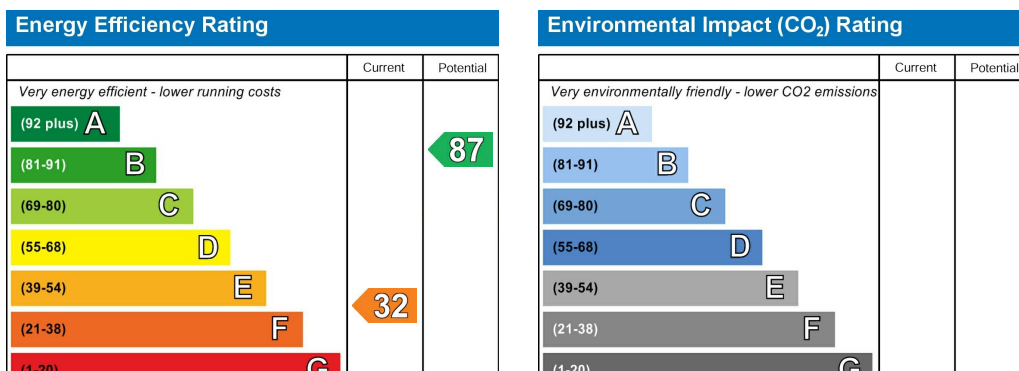
210 ft

Turn left onto Ffos-Yr-Efail Terrace

Destination will be on the left

20 ft

1 Ffos-Yr-Efail Terrace, Pontarddulais, Swansea SA4 8RN, UK



**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

### Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.