



9 Heol Glanllechau

Pontardawe, Swansea, SA8 3AP

Offers Around £140,000



FULL DESCRIPTION

ENTRANCE HALLWAY

Entered via entrance door. Storage cupboard. Radiator. Stairs to first floor. Wooden floor. Doors leading into:

LOUNGE

19'1 x 11'1 (5.82m x 3.38m)

UPVC double glazed window to front. UPVC double glazed window to rear garden. Two radiators. Electric fireplace with feature surround. Wooden floor.

KITCHEN

15'6 max x 11'9 max (4.72m max x 3.58m max)

UPVC double glazed window to rear. UPVC double glazed window to side. Storage cupboard with plumbing for washing machine. Range of base and wall units with complimentary work surfaces. Space for fridge/freezer. Space for oven. Stainless steel sink with drainer. Radiator. Vinyl flooring.

INNER PORCH

UPVC double glazed door to rear garden. Door leading into:

WC

UPVC double glazed obscured glass window to side. Low level wc. Wall mounted wash hand basin. Radiator. Vinyl flooring.

FIRST FLOOR

LANDING

UPVC double glazed window to side. Cupboard housing combi boiler. Doors leading into:

BEDROOM 1

13'5 x 10'1 (4.09m x 3.07m)

UPVC double glazed window to rear. UPVC double glazed window to side. Radiator.

BEDROOM 2

12'1 x 10' (3.68m x 3.05m)

UPVC double glazed window to rear. Storage cupboard. Radiator.

BEDROOM 3

11'1 max x 8'8 (3.38m max x 2.64m)

UPVC double glazed window to front. Radiator.

BATHROOM

6'4 x 5'7 (1.93m x 1.70m)

UPVC double glazed obscured glass window to front. Three piece suite comprising a low level wc. Full pedestal wash hand basin. Fully panelled bath with shower over. Heated towel rail. Vinyl flooring.

EXTERNAL

FRONT

Front garden mainly laid to lawn. Some mature trees and shrubs. Pathway leading to entrance. Side access to rear.

REAR

Fully enclosed rear garden. Area mainly laid to lawn. Decked area suitable for outside dining. Trampoline pit.

AREA MAP



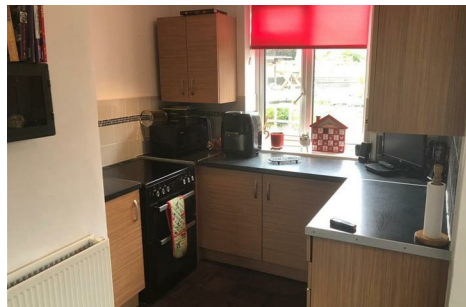
FLOOR PLANS



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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