



Dawsons

estate agents



Pontardulais Road, Gorseinon, Swansea, SA4 4LP

- DETACHED BUNGALOW
- TWO/THREE BEDROOMS
- ONE/TWO RECEPTION ROOMS
- KITCHEN
- BATHROOM/WC
- VERSATILE ACCOMMODATION
- CONSERVATORY
- UPVC D/G, GAS C/H
- FREEHOLD
- EPC-TBC



Asking Price £165,000

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ENTRANCE

Enter via uPVC double glazed door into:

PORCH

Tiled flooring. Stained glass panel door into:

HALLWAY

Textured ceiling. Radiator. Doors to:

LOUNGE 4.92m max x 3.23m (16'2" max x 10'7")

UPVC double glazed bay window to front. Textured ceiling with coving. Two radiators. Gas fire in feature surround.

SITTING ROOM/DINING ROOM 4.95m x 3.49m into recess (16'3" x 11'5" into recess)

Textured ceiling with coving. Two radiators. UPVC double glazed window to side.

BEDROOM ONE 3.50m x 3.02m (11'6" x 9'11")

Textured ceiling with coving. UPVC double glazed window to front. Radiator.

BEDROOM TWO 3.53m x 3.20m (11'7" x 10'6")

Textured ceiling with coving. UPVC double glazed window to side. Radiator.

BATHROOM

Textured ceiling. UPVC double glazed obscure glass window to rear. Fully tiled walls. Radiator. Three piece suite comprising shower cubicle, bath and wash hand basin set into vanity unit.

WC

Textured ceiling. Fully tiled walls. Low level WC. Double glazed obscure glass window to rear. Vinyl flooring.

INNER HALLWAY

Access via pull down ladder to loft with power and light.

KITCHEN 3.49m x 2.82m (11'5" x 9'3")

UPVC double glazed window to rear. Door into conservatory. Fully tiled walls. Textured ceiling with coving. Fitted with a range of base and wall units with work surfaces over. One and a half bowl sink and drainer. Free standing 'Baxi' boiler. Cupboard housing water tank. Tile effect vinyl flooring. Door into:

LARDER 1.49m x 1.18m (4'11" x 3'10")

UPVC double glazed obscure glass window to rear. Vinyl flooring.

UTILITY ROOM 4.38m x 3.66m (14'4" x 12'0")

UPVC double glazed window. Of part built brick construction with bi-polycarbonate roof. Tile effect flooring. Fitted with a range of base units with work surface over incorporating one and a half bowl stainless steel sink and drainer unit. Plumbing for washing machine. Door to:

CONSERVATORY 4.62m x 4.27m (15'2" x 14'0")

UPVC double glazed windows. UPVC double glazed double doors leading out onto the garden. Bi-polycarbonate roof. Tile effect flooring.

EXTERNAL

FRONT

Enclosed garden mainly laid to lawn with mature trees and shrubs. Gated side driveway leading to carport. Pedestrian gated access to:

REAR

Fully enclosed with patio area, chipped area and lawns. Planted with a range of mature trees, shrubs and fruit trees and boasting extensive views of surrounding fields.

DIRECTIONS

From our office turn right at the lights on Pontardulais Road. The property can be found on the left hand side by the Penyrheol comprehensive school.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: TBC

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 896 868



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

