



**8 Pontardulais Road, Cadle, Swansea,
SA5 4BA**

- FOR SALE BY ONLINE AUCTION
- TO VIEW THE PROPERTY LEGAL PACK PLEASE VISIT WWW.DAWSONSPROPERTY.CO.UK
- PLEASE CONTACT THE OFFICE TO EXPRESS YOUR INTEREST OR FOR MORE INFORMATION

OFFERS IN EXCESS OF £90,000

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SUMMARY

Four bedroom Semi-Detached property located on Pontardulais Road, Cadle. The property benefits from fantastic links to the M4, Fforestfach retail park, Swansea City Centre and local amenities. The accommodation comprises entrance hall, lounge, dining room and kitchen to the ground floor. With three bedrooms and family bathroom to the first floor and a further bedroom to the second floor. Externally to the rear is a concrete seating area with steps up to a long grass lawn. Viewing highly recommended to fully appreciate the size of the accommodation.

FRONT ENTRANCE HALLWAY

Entrance door, radiator, stairs to first floor landing, doors to:

LOUNGE 2.90m x 3.35m (9'6" x 11'0")

UPVC double glazed bay window to front, radiator, gas fire.

DINING ROOM 3.93m x 3.21m (12'11" x 10'6")

UPVC double glazed window to rear, radiator, feature fireplace. Door to:

KITCHEN 2.54m x 2.49m (8'4" x 8'2")

UPVC double glazed window and entrance door to side, Combi boiler on wall, kitchen is fitted with matching wall and base units along with complimentary work surfaces, storage under stairs.

FIRST FLOOR

LANDING

Radiator, stairs to second floor, access to three bedrooms and family bathroom.

BEDROOM ONE 3.81m x 2.67m (12'6" x 8'9")

UPVC double glazed window to rear, radiator.

BEDROOM TWO 3.09m x 2.33m (10'2" x 7'8")

Bay window to front, radiator.

BEDROOM THREE 2.20m x 2.12m (7'3" x 6'11")

UPVC double glazed bay window to front, radiator.

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. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

BATHROOM 2.43m max by 2.46m max (8'0" max by 8'1" max)

UPVC double glazed window to rear, panelled bath, pedestal wash hand basin, W.C, shower cubicle, heated towel radiator radiator.

SECOND FLOOR

LANDING

Window to rear, door to:

BEDROOM FOUR 4.93m x 3.57m (16'2" x 11'9")

UPVC double glazed bay window to front, UPVC glazed window to rear, radiator, storage to eaves.

EXTERNALLY

FRONT

Steps up to front patio and front door, with other steps to side patio and gated side access.

REAR

Level seating area with steps up to long grass lawn.

N.B

Upon exchange, a 10% deposit is required. In addition, a Buyer's Premium fee is payable. This fee is 0.5% + VAT subject to a minimum fee of £950 plus VAT (£1,140).

Should the property go to an online auction a different fee is payable. A holding fee of £1,600 is payable to secure the property. You then have two days to exchange with a 10% deposit.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS.

NB: On the day of the auction all successful purchasers will be subject to a deposit of 10% of the purchase price along with a buyers premium. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk

