



21 Heol Y Cae, Pontarddulais, Swansea, SA4 8PP
Offers In The Region Of £117,000

Serving as an excellent opportunity for a first time buyer, Dawsons introduce to the market this appealing three bedroom property. In need of an element of modernisation and improvement, this ex local authority comes suitable suitable for a range of purchaser profiles including investors and owner occupiers alike. In close proximity to a range of services and amenities and remaining a short distance walk or drive to Pontarddulais itself. Accommodation at ground floor level comprises: porch, entrance hall leading into a lounge dining room, conservatory, kitchen, utility and downstairs shower room. From the first floor central landing access is given to the three, good sized bedrooms and bathroom. Externally there is driveway parking with access to the side of the property into the large rear garden which is mainly laid to lawn but frames gorgeous countryside views. Comes recommended for further internal inspection to appreciate the potential of accommodation on offer. EPC - D

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Ground Floor

The property is entered via a uPVC door into:

Porch 1.93m x 1.81m (6'4" x 5'11")

Two uPVC double glazed windows to side. Radiator. Tiled flooring. Door into:

Hallway

UPVC double glazed window to side. Radiator. Under stair storage. Wood effect flooring. Doors into the kitchen and lounge. Stairs to first floor landing.

Lounge / Dining Room 7.12m x 3.65m max (23'4" x 12'0" max)

Lounge:
Radiator. Stone place fire surround. Sliding doors into conservatory. Wood

effect flooring.

Dining area:

UPVC double glazed window to front. Radiator. Wood effect flooring.

Conservatory 2.73m x 2.55m (8'11" x 8'4")

Of UPVC double glazed construction. Bi-polycarbonate roof. Carpet flooring. Sliding doors giving access to rear garden.

Kitchen 5.09m x 3.04m (16'8" x 10'0")

Fitted with an arrangement of wall and base units together with pull out drawers and complementary work surface over inset bowl sink and drainer. Integrated oven and grill. 4 ring gas hob with chimney style extractor over and stainless steel splash back. Integrated dishwasher. Partly tiled walls. UPVC double glazed window to rear. Storage cupboard. Tiled flooring. Space for a dining table. Door to rear garden. Door into:

Utility

Wall mounted gas combination boiler. Plumbed for a washing machine and space for a tumble dryer. Space for a free standing fridge freezer. Loft access. Tiled flooring. Door into:

Shower Room

Three piece suite comprising close coupled WC, full pedestal wash hand basin with tiled splash back and corner shower cubicle. UPVC double glazed window to side. Tiled flooring. Extractor fan.

First Floor

Landing

Loft access. UPVC double glazed window to side. Storage cupboard. Doors into the three bedrooms and bathroom.

Bedroom One 3.66m x 2.53m to the wardrobe (12'0" x 8'4" to the wardrobe)

UPVC double glazed window to front. Radiator. Fitted carpet.

Bedroom Two 3.70m max x 3.33m max (12'2" max x 10'11" max)

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

Bedroom Three 2.70m x 2.38m (8'10" x 7'10")

UPVC double glazed window to front. Radiator. Fitted carpet

Bathroom

Three piece suite comprising close coupled WC, full pedestal wash hand basin and panelled bath. UPVC double glazed window to rear. Extractor fan. Vinyl flooring.

Externally

Front:

Courtyard style front garden with stone chippings and a border front wall. Driveway. Side access to rear garden.

Rear:

Large rear garden with paved patio area and mainly laid to lawn. Outbuilding for storage. Lovely country side views.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

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

