



42 Y Llanerch, Pontlliw, Swansea, SA4 9DR
Offers Over £130,000

Set in a cul de sac location in the popular village of Pontlliw, Y Llanerch sets itself for a perfect first time buyer home. This end terrace house offers accommodation over two floors. As you lead up to the property you are provided with parking spaces for two vehicles. You enter the property into the hallway, to your right is a cloakroom, continue through the hallway and you enter the lovely lounge. From here access is given to the kitchen, first floor landing and rear garden. The lounge is spacious and provides access to a fully enclosed garden via double doors. First floor accommodation comprises two bedrooms, both of which have fitted wardrobes plus a family bathroom. The property lies close to transport links and offers easy access to the M4. Viewing is highly recommended. Freehold.

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Entrance

Enter via door into:

Hallway

Radiator. Wood effect flooring. Door providing access to the W.C and lounge.

W.C

Two piece suite comprising low level W.C and wash hand basin with tiled splash back. Extractor fan. Radiator. Wood effect flooring.

Lounge 4.95m x 3.62m (16'3" x 11'11")

UPVC double glazed double doors to providing acces to the rear garden. Radiator. Wood effect flooring. Stairs to first floor landing. Door into:

Kitchen 2.76m max x 2.50m max (9'1" max x 8'2" max)

Fitted with an arrangement of wall and base units together with pull out drawers and complementary work surface over inset bowl sink and separate stainless steel circular drainer and mixer tap over. 4 ring gas hob with built under oven and grill and chimney style extractor hood over. Partly tiled walls. Space for a freestanding fridge freezer. Wall mounted 'Baxi' boiler.

(Serviced annually, vendor advised), Plumbed for a washing machine. Wood effect flooring. UPVC double glazed window to front.

First Floor

Landing

Loft access. Storage cupboard. Doors into the two bedrooms and bathroom. Fitted carpet.

Bedroom 1 3.46m max x 3.02m max (11'4" max x 9'11" max)

UPVC double glazed window to rear. Radiator. Fitted wardrobe. Fitted carpet.

Bedroom 2 3.38m max x 2.07m max (11'1" max x 6'9" max)

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

Bathroom

Three piece suite comprising low level WC, full pedestal wash hand basin and panelled bath with shower over. Radiator. Tile effect flooring. Partly tiled walls. Extractor fan. UPVC double glazed window to front.

External

Front

Property is approached via a paved pathway with parallel stone chipped area. Border gates. Side access to the rear garden

Rear

Enclosed rear garden with block paved area leading onto grass area.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: TBC

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
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