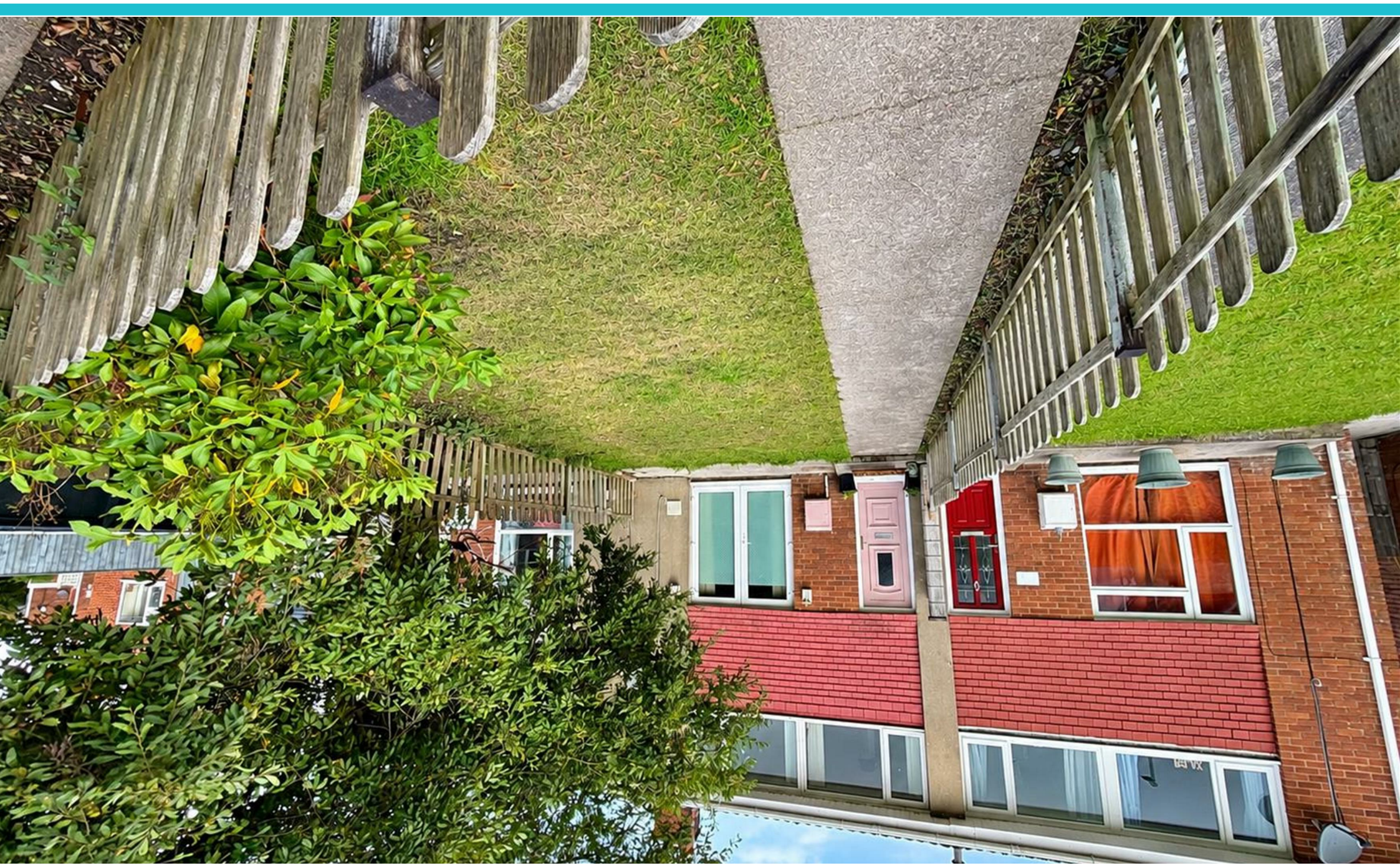
3 Heol Y Twyn

Pontlliw, Swansea, SA4 9EU

Offers Around £140,000

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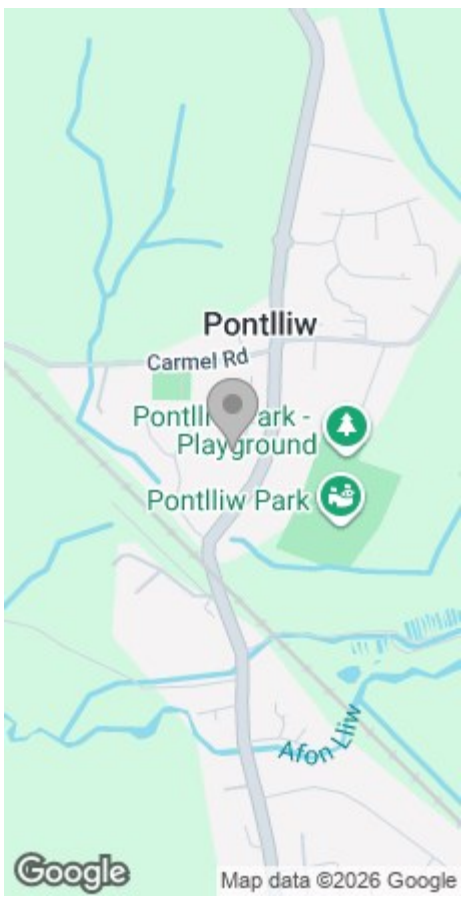


FLOOR PLAN

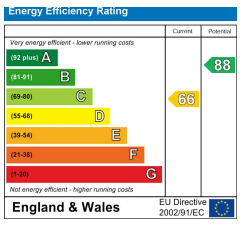


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

90 High Street, Swansea, SA4 4BL
T **01792 896 868** E **go@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**

GENERAL INFORMATION

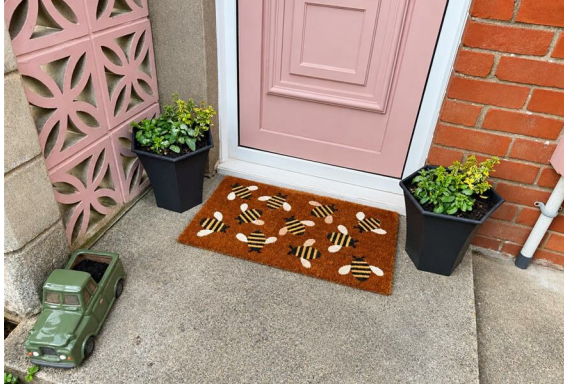
This mid-terrace house presents an excellent opportunity for first-time buyers seeking a small project to make their own. With three bedrooms and a comfortable reception room, this property offers ample space for a growing family or those looking to establish their first home.

The house features one bathroom, providing essential amenities for everyday living. While the property is in need of some tender loving care, it holds great potential for those with a vision to transform it into a delightful residence.

Conveniently located, this home is just a stone's throw away from local amenities, including an infants school and a nearby park, making it an ideal setting for families with young children. The surrounding area boasts a friendly community atmosphere, perfect for those looking to settle down in a welcoming neighbourhood.

We highly recommend scheduling a viewing to fully appreciate the potential this property has to offer. With a little imagination and effort, this house could become a lovely home tailored to your personal style. Don't miss out on this fantastic opportunity to invest in your future in Pontlliw.







FULL DESCRIPTION

Entrance

Hallway

Lounge
14'8" x 11'10" (4.49 x 3.62)

Kitchen/Diner
17'4" x 15'2" (5.29 x 4.64)

Landing

Bedroom 1
12'0" x 8'11" (3.66 x 2.724)

Bedroom 2
11'11" x 8'10" (3.647 x 2.701)

Bedroom 3
8'9" x 5'10" (2.67m x 1.78)













Bathroom
5'10" x 6'6" (1.79 x 2.00)

Externally

Parking
On road parking

Council Tax band=B

EPC = D

Tenure
Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability





