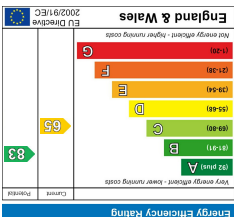




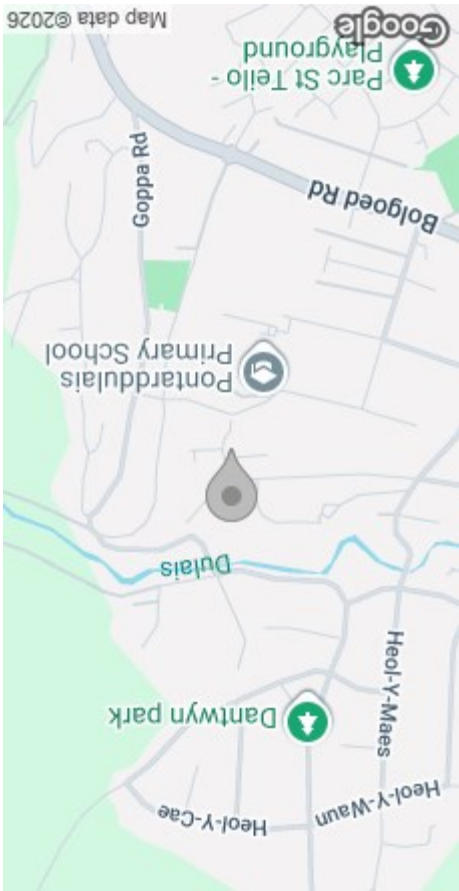
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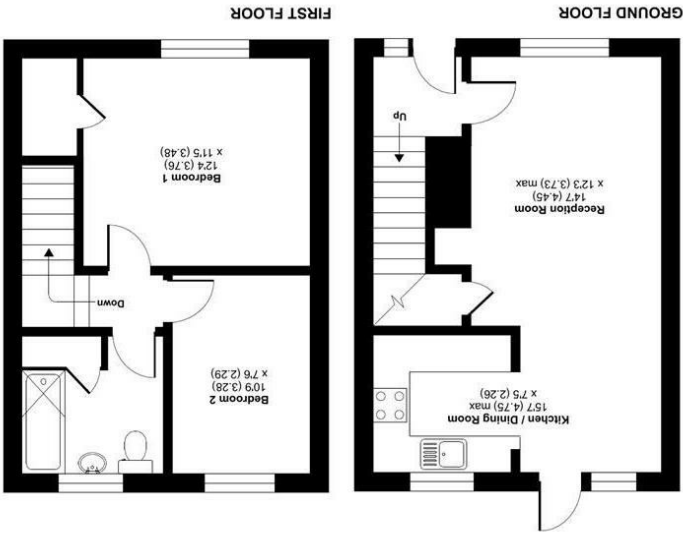
RICS
Certified
Property
Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS 2 Residential). © redbeckm 2022. REF: 867668



EPC



AREA MAP



Bryniago, Pontarddulais, Swansea, SA4
Approximate Area = 710 sq ft / 66 sq m
For identification only - Not to scale

FLOOR PLAN



2 Bryniago
Pontarddulais, Swansea, SA4 8LF
Offers Around £120,000



GENERAL INFORMATION

Situated in Bryniago, Pontarddulais, Swansea, this delightful two bedroom end-terrace property presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

Upon entering, you are welcomed by a large reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings. The layout is both practical and inviting, making it easy to envision your personal touch throughout the space.

With its combination of comfort, space, and a prime location, near the local primary school, this end-terrace house is a fantastic choice for anyone looking to settle in a friendly community. Don't miss the chance to make this lovely property your new home.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room

14'7" x 12'2" max (4.45m x 3.73m max)

Kitchen/Dining Room

15'7" max x 7'4" (4.75m max x 2.26m)

First Floor

Landing

Bedroom 1

12'4" x 11'5" (3.76m x 3.48m)



Bedroom 2
10'9" x 7'6" (3.28m x 2.29m)

Family Bathroom

Parking

On road parking.

Council Tax band = B

EPC = D

Tenure

Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is Sky (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Sky
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

Additional Information

Please note, this is an ex local authority property.

