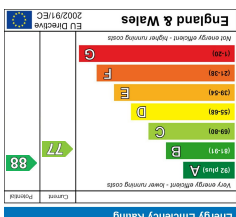
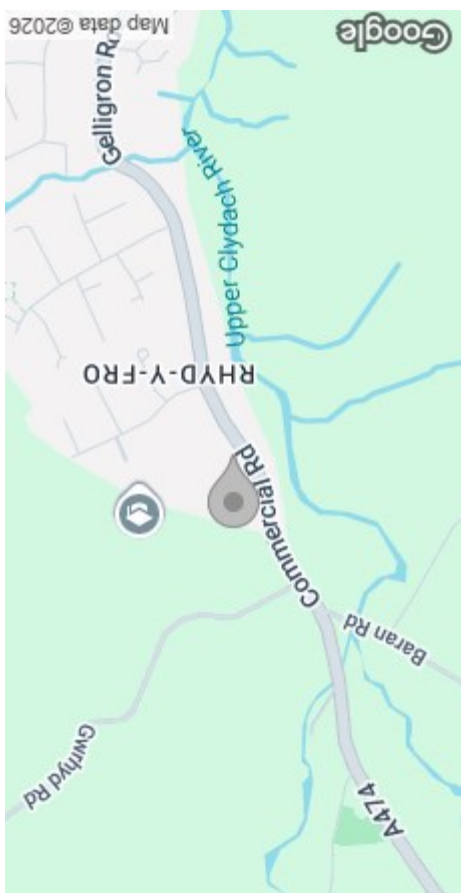


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

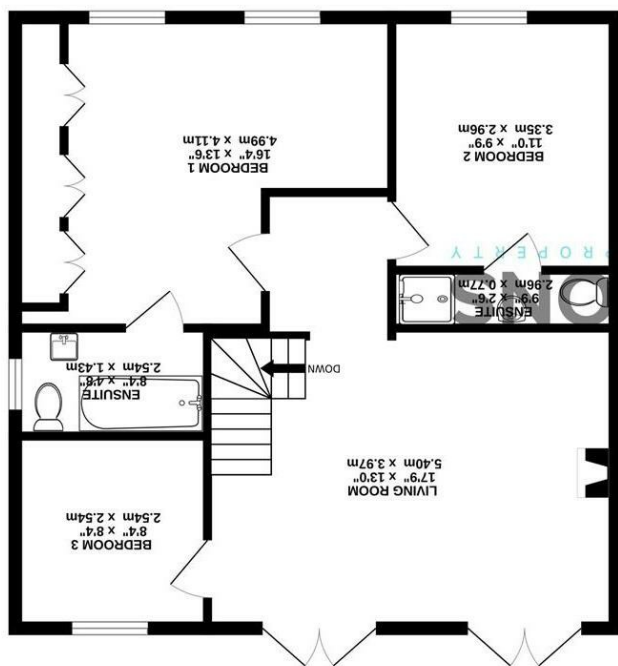
TOTAL FLOOR AREA: 1301 sq ft (120.9 sq m), approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and fixtures are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information only and should not be used as such by any person or his client. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2026



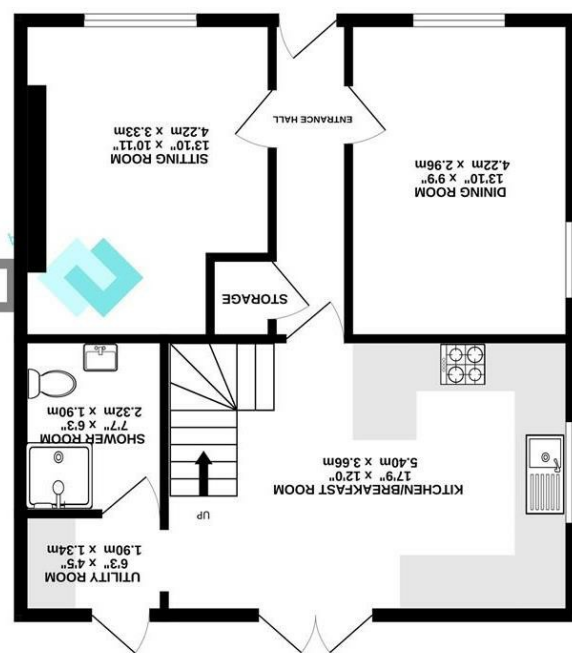
EPC



AREA MAP



1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.

FLOOR PLAN



36 Commercial Road
Pontardawe, Swansea, SA8 4SL
Offers Over £325,000



GENERAL INFORMATION

Located on Commercial Road, Pontardawe, Swansea, this immaculately presented detached house offers a perfect blend of modern living and comfort. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining.

The residence boasts three well-appointed bedrooms, ensuring that there is plenty of room for family or guests. The family shower room and two ensembles are thoughtfully designed, providing convenience and privacy for all. The modern fitted kitchen/breakfast room is designed to cater to all your culinary needs while providing a welcoming atmosphere for family gatherings.

The heart of the home is undoubtedly the living room, which opens onto a delightful sit-out balcony, inviting you to enjoy the fresh air and views, making it an ideal spot for morning coffee or evening relaxation.

The beautifully maintained, enclosed rear garden is a true highlight, offering a serene outdoor space for children to play or for hosting summer barbecues. Additionally, the property features a driveway and garage, providing secure parking and extra storage options. This stunning home is perfect for those seeking a peaceful yet vibrant community, with local amenities and scenic surroundings just a stone's throw away. Don't miss the opportunity to make this exceptional property your new home.

FULL DESCRIPTION

Entrance

Hallway

Dining Room
13'10 x 9'9 (4.22m x 2.97m)

Sitting Room
13'10 x 10'11 (4.22m x 3.33m)

Kitchen/Breakfast Room
17'9 x 12'0 (5.41m x 3.66m)

Utility
6'3 x 4'5 (1.91m x 1.35m)

Shower Room
7'7 x 6'3 (2.31m x 1.91m)

First Floor



Living Room
17'9 x 13'0 (5.41m x 3.96m)

Bedroom One
16'4 x 13'6 (4.98m x 4.11m)

Ensuite
8'4 x 4'8 (2.54m x 1.42m)

Bedroom Two
11'0 x 9'9 (3.35m x 2.97m)

Ensuite
9'9 x 2'6 (2.97m x 0.76m)

Bedroom Three
8'4 x 8'4 (2.54m x 2.54m)

External

Parking
Driveway and garage.

Council Tax Band
D

EPC
C

Tenure
Freehold

Services
Mains electricity, gas, water and sewerage. Broadband - The current supplier is Sky (Fibre). Mobile - There are no known issues with mobile coverage using the vendor's current supplier, Vodafone. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

Additional Information
The property benefits from solar panels, which are fully owned by the property owner and are not subject to a lease or rental agreement.

