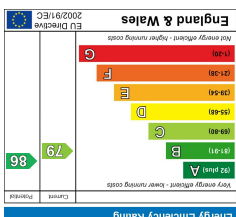
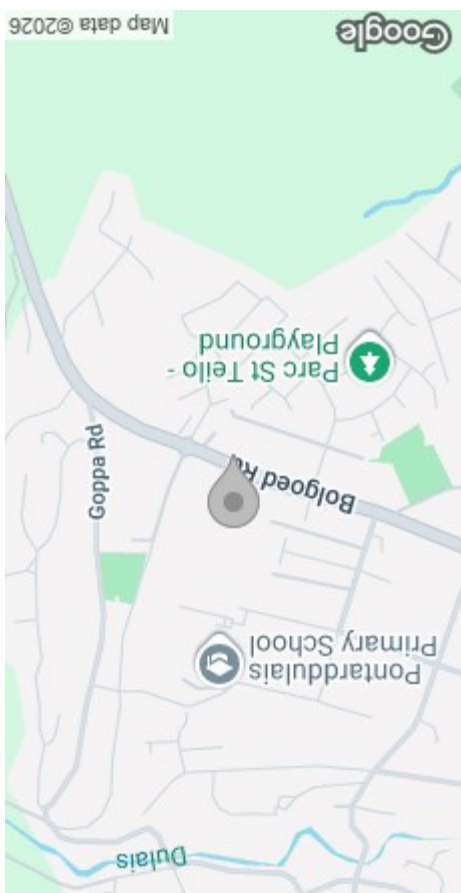


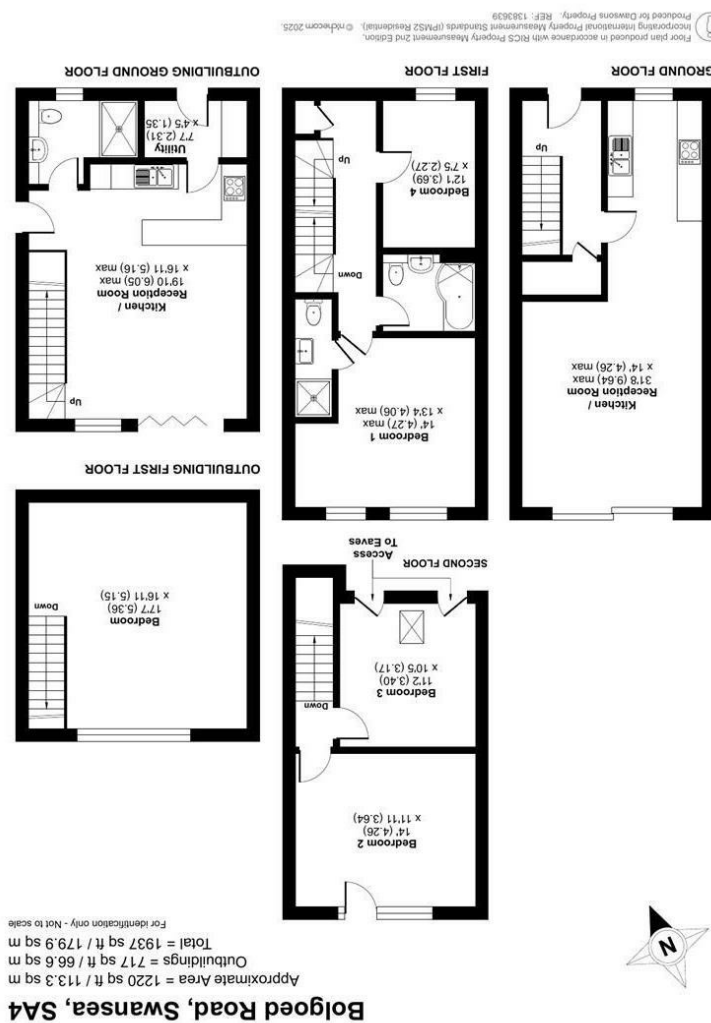
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



86a Bolgoed Road
Pontarddulais, Swansea, SA4 8JF
Offers Around £320,000



GENERAL INFORMATION

OFFERED FOR SALE IS THIS SEMI-DETACHED 4 BEDROOM PROPERTY WITH A SEPARATE 1 BEDROOM SELF CONTAINED ANNEX!

This modern 4 bedroom semi-detached house presents an exceptional opportunity for families and investors alike. Boasting four well-proportioned bedrooms, this property is designed for comfortable living. The open-plan kitchen and living space create a welcoming atmosphere, perfect for both entertaining guests and enjoying family time.

In addition to the main house, there is a separate one-bedroom self-contained apartment or granny annex, offering versatility for extended family living or potential rental income.

Ample off-road parking is available at the rear, providing ease of access and security for your vehicles.

This delightful chain free and vacant home combines modern living with the charm of a well-established neighbourhood, and being close to shops, schools and M4 Motorway makes it an ideal choice for those seeking a blend of comfort and practicality. Don't miss the chance to make this property your own.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Kitchen/Reception Room

31'7" max x 13'11" max (9.64m max x 4.26m max)

First Floor

Landing

Bedroom 1

14'0" max x 13'3" max (4.27m max x 4.06m max)

Shower En-suite

Bedroom 4

12'1" x 7'5" (3.69m x 2.27m)



Family Bathroom

Second Floor

Bedroom 2

13'11" x 11'11" (4.26m x 3.64m)

Bedroom 3

14'0" max x 13'3" max (4.27m max x 4.06m max)

Annex Kitchen/Reception Room

19'10" max x 16'11" max (6.05m max x 5.16m max)

Annex Utility

7'6" x 4'5" (2.31m x 1.35m)

Annex Shower Room

Annex First Floor

Annex Bedroom

17'7" x 16'10" (5.36m x 5.15m)

Parking

Allocated private parking.

EPC = C

Council Tax Band = C

Tenure

Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
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

