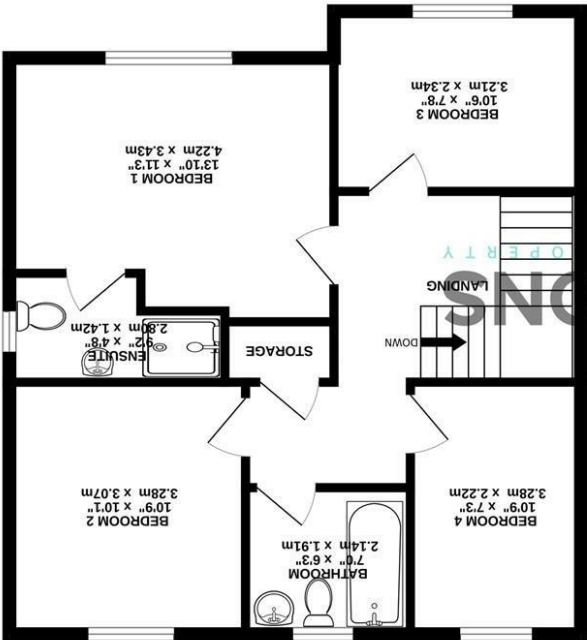


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

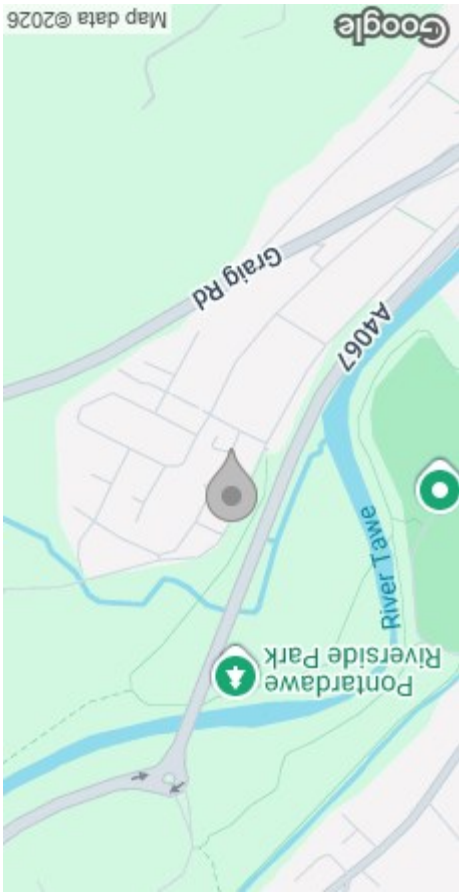
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
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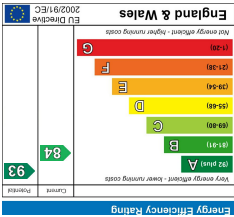
GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



AREA MAP



EPC



GENERAL INFORMATION

Located in the charming area of Clos Gelli Wen in Pontardawe, Swansea, this beautifully presented detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The well-designed layout includes a generous reception room that provides a warm and inviting space for relaxation and entertainment. Additionally, the property boasts two bathrooms as well as a cloakroom, ensuring convenience for family living.

The heart of the home is the stylish kitchen/diner, which seamlessly leads to a well-maintained, enclosed rear garden. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting. The garden offers privacy and a safe area for children to play.

The driveway accommodates up to three cars, providing ample parking space for residents and guests alike.

Situated close to local amenities, this home offers easy access to shops, schools, and recreational facilities, making it an excellent choice for those who value both comfort and convenience. This delightful property is not just a house; it is a place where cherished memories can be made. Don't miss the opportunity to make this your new home.

FULL DESCRIPTION

Entrance

Hallway

W.C
7'8 x3'7 (2.34m x1.09m)

Living Room
13'10 x 13'10 (4.22m x 4.22m)

Kitchen/Dining Room
24'5 x 10'9 (7.44m x 3.28m)

First Floor

Landing

Bedroom One
13'10 x 11'3 (4.22m x 3.43m)



Ensuite
9'2 x 4'8 (2.79m x 1.42m)

Bedroom Two
10'9 x 10'1 (3.28m x 3.07m)

Bathroom
7'0 x 6'3 (2.13m x 1.91m)

Bedroom Three
10'6 x 7'8 (3.20m x 2.34m)

Bedroom Four
10'9 x 7'3 (3.28m x 2.21m)

External

Parking
Driveway.

Council Tax Band
E

EPC
B

Tenure
Freehold

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

Additional Information
Japanese Knotweed has been identified on the land adjacent to the property, this is being treated by Neath Port Talbot Council. Please contact us for further information.

