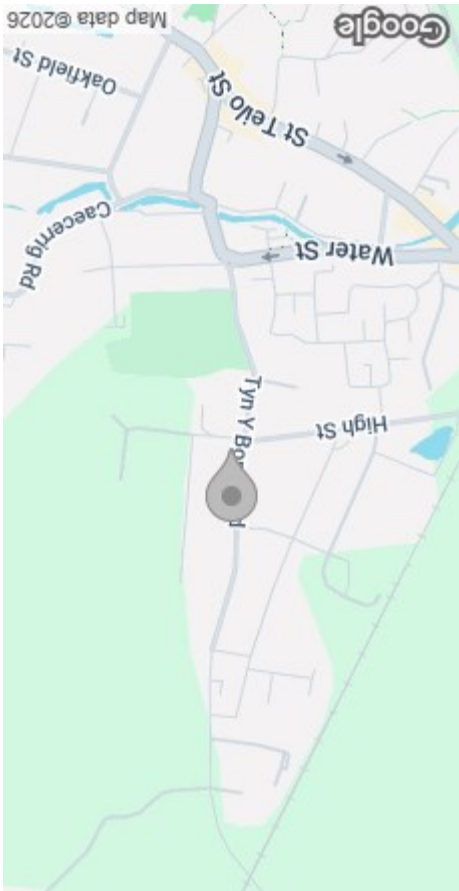
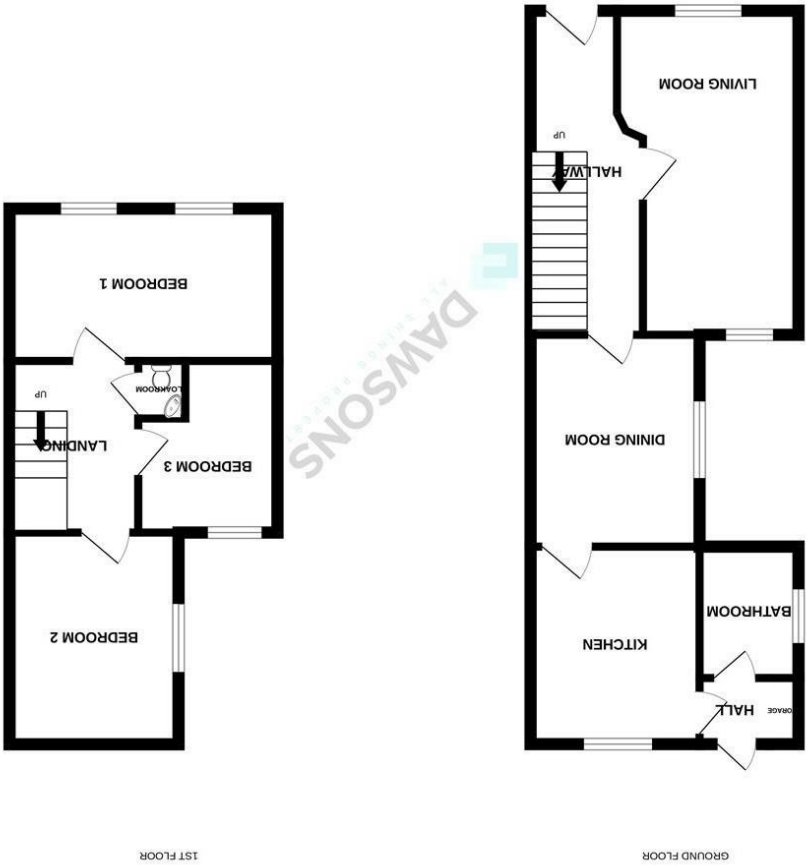


EPC



AREA MAP



FLOOR PLAN



34 Tyn Y Bonau Road
Pontarddulais, Swansea, SA4 8RZ
Offers Around £195,000

3 1 2 E

GENERAL INFORMATION

Located on Tyn Y Bonau Road in Pontarddulais, Swansea, this three-bedroom semi-detached property offers a perfect blend of comfort and convenience. The property is ideally situated close to local amenities, making it an excellent choice for families and professionals alike.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The modern kitchen is well-equipped, making meal preparation a pleasure. The layout of the home is both practical and inviting, ensuring a warm atmosphere throughout.

The property boasts three well-proportioned bedrooms, providing plenty of room for family members or guests. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this home is the large garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. Additionally, there is a garage to the rear of the property, complete with an electric door, providing secure parking and extra storage options.

This property is chain-free, allowing for a smooth and

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Living Room
22'0" x 11'8" (6.73m x 3.58m)

Sitting/Dining Room
14'1" x 9'11" (4.31m x 3.04m)

Kitchen
11'1" x 11'2" (3.40m x 3.41m)

Inner Hallway

Family Bathroom
8'0" x 5'5" (2.45m x 1.66m)

First Floor



Landing

Bedroom 1
16'0" x 10'4" (4.89m x 3.17m)

Bedroom 2
14'3" x 10'3" (4.36m x 3.14m)

Bedroom 3
9'5" x 11'1" (2.89m x 3.40m)

W.C

Parking

Driveway & Garage to Rear

Council Tax Band = C

EPC = E

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

