



Energy Efficiency Rating	
Current	77
Target	61

A: 92-100%
 B: 81-91%
 C: 69-80%
 D: 55-68%
 E: 45-54%
 F: 35-44%
 G: 25-34%
 1 (39%)
 2 (24%)
 3 (13%)
 4 (6%)
 5 (3%)
 6 (1%)
 7 (1%)

High energy efficient - lower running costs
 Low energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features 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 operability or efficiency can be given.

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This floor plan shows a 3-bedroom house. The layout includes three bedrooms (Bedroom 1, Bedroom 2, and Bedroom 3), a lounge, a kitchen/diner, a bathroom, and a landing. The house has a central hallway with stairs leading up and down. The kitchen/diner area features a sink, a four-burner gas hob, and a refrigerator. The bathroom contains a bathtub, a toilet, and a sink. The landing has a door leading to the stairs and a door leading to the lounge.

1ST FLOOR

GROUND FLOOR

FLOOR PLAN



GENERAL INFORMATION

Situated on Woodville Street in Pontarddulais, Swansea, this chain free end-of-terrace property presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living.

The heart of the home is a spacious kitchen/diner, perfect for family meals and entertaining guests. This inviting area is designed to be both functional and welcoming, making it an ideal spot for creating lasting memories.

Convenience is a key feature of this property, as it is situated close to local shops, amenities, and schools, ensuring that everything you need is just a short stroll away. Whether you are looking for daily essentials or seeking educational opportunities for your children, this location has it all.

Additionally, this property is vacant, allowing for a smooth and hassle-free transition for the new owners. With its appealing features and prime location, this end-of-terrace house is a wonderful place to call home. Don't miss the chance to view this property and discover the potential it holds for you and your family.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
21'3" into alcove x 12'0" (6.48m into alcove x 3.68m)

Kitchen/Diner
16'1" x 17'7" (4.92m x 5.38m)

Family Bathroom
7'8" x 6'7" (2.36m x 2.03m)

First Floor

Landing

Bedroom 1



Bedroom 2

Bedroom 3
9'10" x 8'0" (3.01m x 2.45m)

Parking

Council Tax band = B

EPC = D

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

