



# Heol Y Waun, Pontlliw Swansea

**£350,000**

- Sought after location
- Downstairs W.C
- En-suite
- Driveway parking
- EPC Rating: D



 4  2  2



## About the property

Nestled in the area of Pontlliw, this exquisite detached home offers a unique blend of character and modern living. With four spacious bedrooms, one of which is an En-suite and a Family bathroom this property is perfect for families seeking ample space and comfort. The two well-appointed reception rooms provide inviting areas for relaxation and entertaining, ensuring that there is plenty of room for both family gatherings and quiet evenings at home. The property boasts a spacious Kitchen/Dining room within the house and a Conservatory, thoughtfully designed to cater to the needs of a busy household, whilst providing a downstairs W.C. The garden of the property is a true highlight, offering a serene outdoor space. With its central location and charming features, this property is not just a house; it is a place where memories can be made.. Call the office on 01792894422 for a viewing.

## Accommodation

### Kitchen

18' max x 10' 3" max ( 5.49m max x 3.12m max )

### Dining Room

17' 6" x 8' 7" ( 5.33m x 2.62m )

### Lounge

16' 1" x 11' 4" ( 4.90m x 3.45m )

### Conservatory

17' 2" x 11' 3" ( 5.23m x 3.43m )

### W.C

### Bedroom 1

17' 5" x 8' 6" ( 5.31m x 2.59m )

### En-Suite

### Bedroom 2

9' 3" x 8' 1" ( 2.82m x 2.46m )

### Bedroom 3

14' 1" x 8' ( 4.29m x 2.44m )

### Bedroom 4

15' x 8' 9" ( 4.57m x 2.67m )

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.