

# Bronallt Road £160,000

- Driveway with dropped kerb (ample parking for 3 cars)
- Large private rear garden with workshop
- 2 x Reception rooms
- Council tax band B
- Spacious Entrance Hallway (Openreach Fibre FTTP available)
- Downstairs W.C
- Utility room with 2 included appliances









# About the property

Discover this three bedroom semi detached property ideally positioned in the highly coveted Pontarddulais locale. In close proximity to a diverse array of local amenities, including shops, post offices, pubs, restaurants and schools.

## Accommodation

#### Lounge

16' 4" x 10' 11" ( 4.98m x 3.33m )

UPVC window to front, modern working electric fire, cupboard storage. Carpet.

#### Study

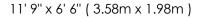
10' 11" x 9' 6" ( 3.33m x 2.90m )

 ${\tt UPVC\ window\ to\ front,\ fireplace\ feature.\ Carpet.}$ 

#### **Kitchen**







UPVC window to rear. Matching wall and base units, 5 included appliances (washing machine,

dishwasher, fridge, microwave, cooker and hood)

#### Utility

Door to kitchen, door to patio and garden. Vinyl flooring. Tumble dryer and freezer are included.

#### W.C

Comprising W.C. Vinyl flooring.





#### Bedroom 1

13' 5" x 10' 9" ( 4.09m x 3.28m )

UPVC window to front, fireplace feature, cupboard storage. Carpet.

### Bedroom 2

11' 11" x 10' 9" ( 3.63m x 3.28m )

UPVC window to front, fireplace, cupboard storage. Carpet.

#### Bedroom 3

01792 894422 gorseinon@peteralan.co.uk



## **Floorplan**

### **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 fitments 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let



