



Hazeldene, Castell Ddu Road, Pontarddulais, Swansea, West Glamorgan SA4 8DH

Guide Price: £350,000

- For Sale by Modern Method of Auction - T&C's apply
- Detached 3-bed dormer bungalow
- Double Garage and Outbuilding
- Landscaped grounds and paddock, extending to 0.50 acres
- Set back off the road in a quiet semi-rural position
- 1 mile equidistance from Pontarddulais and Grovesend

Property Summary

A deceptively spacious 3-bedroom detached dormer bungalow with attached double garage set in landscaped grounds with adjoining paddock, all extending to half an acre, situated in a semi-rural position, within a mile equidistance of Pontarddulais and Grovesend.



Full Details

Overview

A deceptively spacious 3-bedroom detached dormer bungalow with attached double garage set in landscaped grounds with adjoining paddock, all extending to half an acre, situated in a semi-rural position, within a mile equidistance of Pontarddulais and Grovesend.

The bungalow benefits from flexible living accommodation with two front bedrooms/reception room, a family bathroom, open plan kitchen - dining - lounge area and utility area to the ground floor, with a large landing / office area and a master bedroom with dressing area.

Externally, the property benefits from gated driveway parking with access to the double garage, with landscaped grounds to the front and path leading around to the rear garden with large lawn area and orchard, along with a detached outbuilding providing further storage. A gateway to the side leads into the paddock, which abuts a stream, offering great amenity appeal and suitable for a range of uses.

For Sale by Auction in partnership with I am Sold - please see full information below.

Ground Floor

Front Entrance Hall

Stairs to the first floor.

Bedroom 1

3.33m x 3.51m (10' 11" x 11' 6")

Carpet flooring and window to front.

Bedroom 2 / Reception Room 1

3.50m x 3.34m (11' 6" x 10' 11")

Laminate flooring and window to front.

Family Bathroom

3.49m x 2.41m (11' 5" x 7' 11")

Wooden flooring, window to side, W.C, WHB, Bath Tub and shower cubicle.



Kitchen / Diner / Lounge

5.06m x 6.69m (16' 7" x 21' 11")

Tile and laminate flooring, windows to the rear and side, base and wall units, electric oven and hob with extractor hood, dishwasher and under counter fridge.

Utility Room

3.12m x 3.50m (10' 3" x 11' 6")

Window to front, door to side and base units.

First Floor

Landing / Office Area

2.79m x 3.38m (9' 2" x 11' 1")

Window to side, carpet flooring and storage in eaves.

Dressing Area

5.45m x 3.71m (17' 11" x 12' 2")

Built in storage and wardrobes.

Master Bedroom (3)

6.76m x 4.70m (22' 2" x 15' 5")

Laminate flooring, windows to the side and rear and storage in eaves.

Externally

Double Garage

6.78m x 7.33m (22' 3" x 24' 1")

Up and over garage door. Door to rear.

Detached Outbuilding

4.36m x 2.73m (14' 4" x 8' 11")

Further Information

Tenure

We understand that the property is held on a Freehold basis.

Services

We understand the property benefits from mains electricity, gas, drainage and water supply. None of the services have been tested.





Council Tax Band

Band D for 2024 / 2025 for Swansea City Council.

Energy Performance Certificate

EPC rating E (53).

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Planning

Please contact the City & County of Swansea Planning Department for all planning related enquiries.

Local Authority

Swansea City & County Council, Civic Centre,
Oystermouth Road, Maritime Quarter, Swansea, SA1
3SN.

Tel: 01792 636000





Method of Sale

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Full details to bid and review legal pack:
<https://www.iamsold.co.uk/estate-agent/reesrichards/>

What 3 Word / Postcode

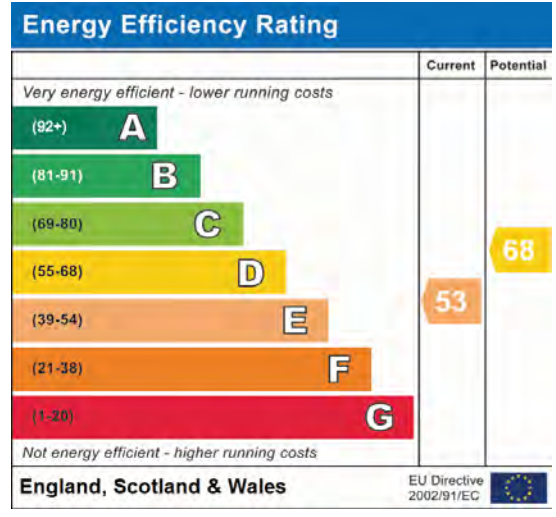
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Viewing

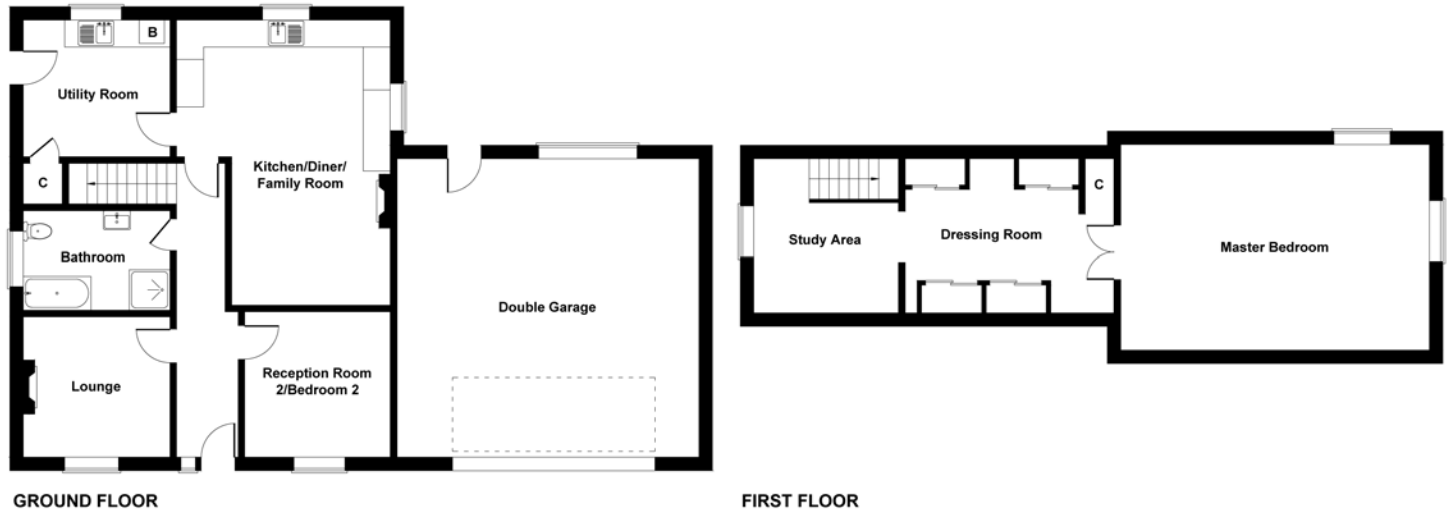
Strictly by appointment with sole selling agents Rees Richards & Partners.

Please contact Swansea Office for further information - Druslyn House, De la Beche Street, Swansea, SA1 3HH. Tel: 01792 650705

Email: property@reesrichards.co.uk



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