



Bronallt Road, Pontarddulais, Swansea, SA4 0UE

Asking Price: £92,000

- Extended Three Bedroom Semi • Two Reception Rooms
- Detached Property
- Larger Than Average Enclosed • Driveway Parking
- Rear Garden
- Fantastic Investment Opportunity
- Popular And Sought After Residential Area
- Quiet Cul-de-sac Location
- Potential To Develop Further Subject To All Planning



Entrance Side

Entered via double glazed side door to:-

Hallway

With staircase giving access to the first floor, understairs storage cupboard, coving and doors to:-

Lounge

5.695m x 4.761m (18' 8" x 15' 7")

A good sized light and airy room with feature cast iron wood burner with solid oak mantle, textured ceiling with coving and double glazed leaded window to front aspect.

Sitting Room

3.504m x 3.106m (11' 6" x 10' 2")

With pine mantle and marble hearth, textured ceiling with coving and double glazed leaded window to front aspect.

Kitchen

5.213m x 4.131m (17' 1" x 13' 7")

Fitted with a range of base and wall units and drawer space with colour coordinated roll top work surface space and preparation area incorporating sink unit with hot and cold mixer taps over, built in electric fan assisted cooker, plumbing for both dish washer and automatic washing machine, space for fridge freezer, beamed ceiling, wall mounted boiler (supplying domestic hot water and gas central heating), ceramic tile flooring, part tiled walls, spot lighting and double glazed window looking onto the rear garden and door to side and rear garden.

First Floor Landing

With attic hatch, double glazed leaded window to side aspect and doors to:-

Bedroom One

with built in cupboard space and double glazed leaded window to front aspect.

Bedroom Two

With double glazed window to front.

Bedroom Three

3.625m x 2.094m (11' 11" x 6' 10")

With double glazed leaded window looking onto rear garden.

Shower Room

2.664m x 2.386m (8' 9" x 7' 10")

A three piece suite comprising disabled shower (housing electric shower), wash hand basin, low level W.C, part Respatex walls and double glazed frosted window to side aspect.

External

To the front of the property is driveway parking. Wooden gate to side then gives access to a side and good sized enclosed rear garden, laid mainly to lawn, paved patio area, a selection of mature shrubs and flower borders and fenced boundaries.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



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