



**Dyffryn Road
Pontardawe
Swansea
West Glamorgan
SA8 3BY**

Offers in Excess Of £210,000

bettermove

Dyffryn Road

Swansea

Bettermove are proud to present this 3 bedroom detached house in Pontardawe.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the large driveway to the front and garage. The property boasts fully owned solar panels. The council tax band is E.

The interior of this property comprises of two spacious living rooms, fitted kitchen and toilet on the ground floor. The first floor consists of 3 bedrooms, an annex with separate toilet and the family bathroom. The exterior boasts a private rear garden with spacious outhouse, perfect for enjoying the summer months.

Located in the popular town of Pontardawe, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from A474, A4067 and M4.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Dyffryn Road Alltwen Pontardawe, Swansea

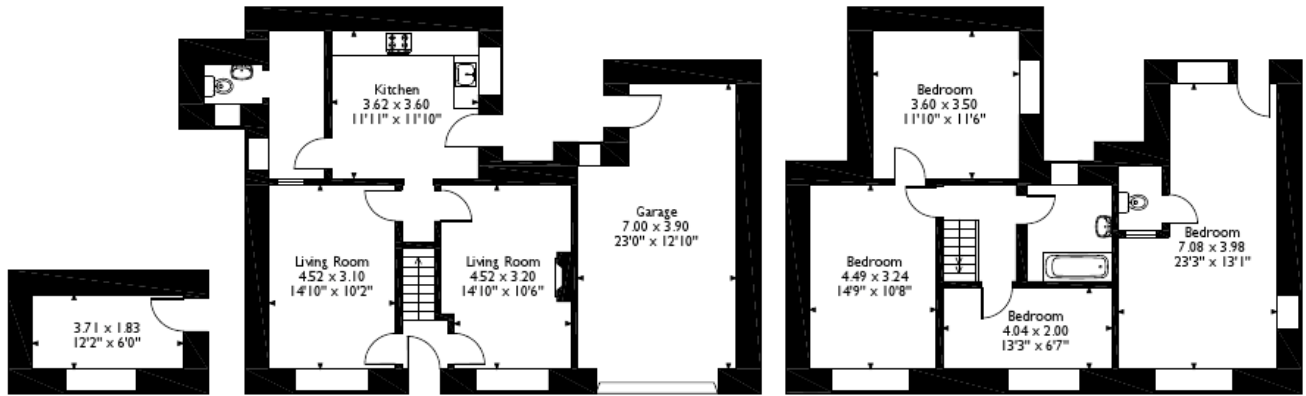
Approximate Gross Internal Area

Main House = 128 Sq M/1378 Sq Ft

Garage = 25 Sq M/269 Sq Ft

Outbuilding = 7 Sq M/75 Sq Ft

Total = 160 Sq M/1722 Sq Ft



Outbuilding

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk