



**40 Tyn Y Bonau Road,
Pontarddulais SA4 8RZ**

Offers in the region of £199,995

360* Tour Available Online
Three Bedroom Detached Family Home
Parking at Rear for Approx 3 Vehicles
Four Reception Rooms
EER : TBC

DL/WJ84074/260321

DESCRIPTION

360 Tour available online.
An opportunity to purchase a spacious Three bedroom detached family home situated on a popular side road in Pontarddulais. With spacious family accommodation including parlour, sitting room, dining room and conservatory. Externally this family home has a block built shed with light and power which could be adapted to provide an ideal home office for those working from home. A larger than average mature rear garden with various mature trees and shrubs including magnolia tree and wisteria pergola. With a hard standing at the rear providing off road parking for approx three vehicles. Pontarddulais offers a mix of local and national retailers with M4 access being at Jct 48 Hendy, making travel to Carmarthen, Swansea and Cardiff accessible.
EER : TBC

PORCH

Entered via double glazed door to front, feature partially tiled walls, laminate flooring, glazed door through to;

HALLWAY

Stairs to first floor, under stairs storage cupboard, double glazed window to side, radiator, laminate flooring, doors to;

PARLOUR

12'5 x 10'9 plus bay (3.78m x 3.28m plus bay)
Double glazed bay window to front with wooden panelling, electric fire in feature surround, original plaster coving, radiator.

SITTING ROOM

11'9 x 9'7 (3.58m x 2.92m)
Two double glazed windows with feature leaded stained glass to side, radiator, coved ceiling, double doors leading through to the conservatory.

DINING ROOM

12'11 x 10'1 (3.94m x 3.07m)

Gas fire, laminate flooring, coved ceiling, plate rack, door to kitchen, feature glazed leaded and stained door through to hallway, Baxi boiler and gas fire, open aspect to;

CONSERVATORY

13'3 x 5'9 (4.04m x 1.75m)
Double glazed dwarf wall construction with double glazed windows to side and rear overlooking the garden, radiator, laminate flooring.

KITCHEN

Fitted with a range of wall and base units with worktop over, 1½ bowl sink, plate rack, glazed display cabinets, space for cooker, plumbing for washing machine, space for fridge/freezer, double glazed window to side, tile effect flooring, door through to;

REAR PORCH

Double glazed door to side, tile effect flooring, door to;

BATHROOM

Fitted with a white suite comprising WC, pedestal wash hand basin, shower in disabled shower cubicle, radiator, part tiled walls, tile effect flooring, frosted double glazed window to rear.

FIRST FLOOR LANDING

Textured and coved ceiling, frosted double glazed window to side, radiator, doors to;

BEDROOM ONE

16' x 10'11 (4.88m x 3.33m)
Two double glazed windows to front, radiator, coved ceiling.

BEDROOM TWO

11'9 x 9'9 (3.58m x 2.97m)
Double glazed window to rear overlooking the garden, radiator, coved ceiling.

BEDROOM THREE

10'11 x 9'9 (3.33m x 2.97m)
Double glazed window to front, laminate flooring, picture rail, airing cupboard housing the hot water tank.

EXTERNALLY

The property is approached via front forecourt laid to block paving. Side pedestrian access leads to the rear

garden with raised flower bed, block built **SHED** with outside electric point, power and light which could be adapted to be utilised as a home office for those now working from home, patio area, lawn, **GLASSHOUSE**, mature trees and shrubs, mature Magnolia tree, pergola with Wisteria. There is a hard standing at the rear of the property providing parking for approx four vehicles which is accessed via the rear lane, the seller informs us that they will create a new access point off the lane for vehicle access.

SERVICES

We are advised that mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 892436 or e-mail gorseinon@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office on Lime Street proceed to the Traffic Lights and go straight over onto Pontarddulais road. Continue through Grovesend and at the main set of Traffic lights in Pontarddulais take a left onto St Teilo Street continue through the one way system and turn right at the end coming back on yourself. Take the left hand lane and follow the left hand turning onto Tyn Y Bonau Road where the property will be located on the right hand side by our for sale sign.