

45 Williams Street, Pontarddulais, Swansea, West Glamorgan, SA4 8RT



Offers in the region of £164,500



- Semi Detached House
 - 3 Bedrooms
 - Conservatory
 - Level Rear Garden
- Off Road Parking for 2 Vehicles
- Gas Fired Central Heating
 - uPVC Double Glazing
 - EPC - D60

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PROTECTED

Mallard has pleasure in offering For Sale this Semi Detached 3 bedroom house located close to the centre of Pontarddulais with all its shopping facilities and a short distance from Trostre Shopping Centre. The accommodation comprises entrance hall, lounge, kitchen, shower room and conservatory located on the ground floor with 3 bedrooms and family bathroom on the first floor. Externally there is off road parking for 2 vehicles, level garden backing onto a cricket pitch. The property benefits from gas fired central heating and uPVC double glazing. EPC -D60.

Ground Floor

Entrance door leading to.....

Entrance Hall

With stairs to first floor, radiator and laminate flooring.

Lounge

22'11" x 13'1" (7.0 x 4.0)

With radiator, fireplace with inset electric fire, laminate flooring, window to the front and doors leading to conservatory.



Conservatory

13'1" x 9'10" (4.0 x 3.0)

With radiator, tiled floor and doors opening onto rear garden area.



Kitchen

15'1" x 6'6" (4.6 x 2.0)

With a range of base and wall units, one and a half bowl sink unit with mixer taps, eye level electric oven and hob, plumbing for automatic dishwasher, radiator, part tiled walls, laminate flooring window to the side of the property and door to rear porch which has tiled floor and door leading into.....



Shower Room

With low level flush WC, pedestal wash hand basin, shower cubicle, extractor fan, radiator, part tiled walls, tiled floor and window to the rear of the property.



First Floor

Landing Area

With hatch to roof space, radiator, cupboard housing wall mounted gas boiler providing domestic hot water and central heating and window to the side of the property.

Bedroom 1

12'5" x 11'1" (excluding wardrobes) (3.8 x 3.4 (excluding wardrobes))

With radiator, mirror fronted fitted wardrobes, and window to the rear of the property.



Bedroom 2

9'10" x 9'10" (excluding wardrobes) (3.0 x 3.0 (excluding wardrobes))

With radiator, fitted wardrobes and window to the front of the property.



Bedroom 3

9'2" x 7'2" (2.8 x 2.2)

With radiator, laminate flooring and window to the front of the property.

Bathroom

With low level flush WC, pedestal wash hand basin, bath, extractor fan, radiator, part tiled walls, and window to the rear of the property.



External

Front

With brick block driveway and off road parking for 2 vehicles and gated side pedestrian access to rear of the property.



Rear

With level enclosed, easy to maintain garden mainly laid to lawn, overlooking the cricket pitch.



Services

Mains electricity, water and drainage.

Council Tax

- Band B

NOTE

All photographs have been taken with a wide angle lens camera.

NOTE

Any appliances and services listed on these details have not been tested.

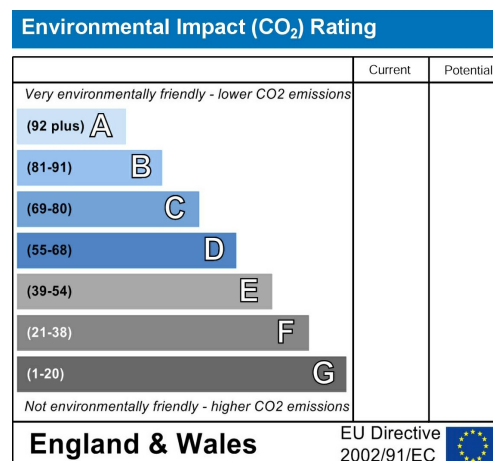
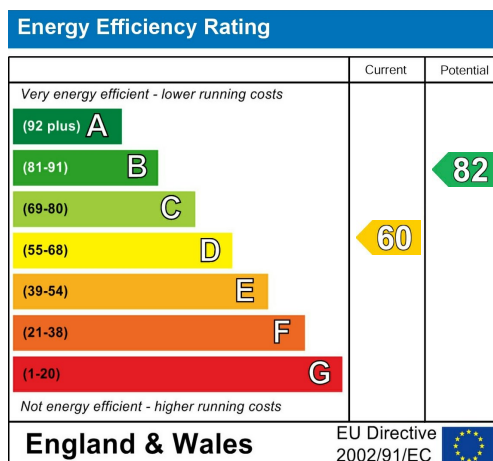
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VIEWINGS

By appointment with the selling agents on 01269 597949 or email on ammanford@mallard-properties.co.uk

Directions



You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.