



1 Ffos Yr Efail Terrace, Pontarddulais, Swansea, SA4 8RN

Offers in the region of £149,500

An attractive traditional house set in convenient location on the fringe of the popular town of Pontarddulais standing is spacious grounds with workshop. The house is in need of some refurbishment and provides the following accommodation: Reception Hall, Sitting/Dining Room; Fitted Kitchen/Breakfast Room; Landing; 3 Bedrooms and Bathroom. Double Glazing. Gas fired central heating. Small courtyard to front. Gated entrance to large courtyard to rear with Stone and brick built workshop/Store shed. Boiler Room/Utility.

Viewing highly recommended.

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RECEPTION HALL 12'2" x 2'11" (3.73m x 0.91m)



Staircase to first floor. Radiator.

LOUNGE/DINING ROOM 23'5" x 10'4" (7.16m x 3.16m)



Large picture window to front elevation. Wall lights. 2 Radiators.

KITCHEN/BREAKFAST ROOM 12'9" x 9'3" (3.89m x 2.84m)



Single drainer resin sink unit with mixer tap. Plumbed for

automatic washing machine. Fitted range base and wall cupboards. Marble effect work-surface. Access to under stairs store cupboard. Radiator.

ANOTHER ROOM ASPECT



FIRST FLOOR

LANDING 13'7" x 5'10" (4.16m x 1.78m)



Access to attic.

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BEDROOM 15'3" x 10'4" (4.66m x 3.16m)



2 Radiators.

ANOTHER ROOM ASPECT



BEDROOM 12'4" x 9'1" (3.77m x 2.78m)



Radiator.

BEDROOM 9'4" x 9'0" (2.87m x 2.75m.)



Built in Airing Cupboard. Radiator.

BATHROOM 6'8" x 5'0" (2.05m x 1.54m)



Panelled bath. Pedestal hand basin. Low level W.C.

OUTSIDE

To the front of the house is a small decorative gravel courtyard.

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REAR GROUNDS



This is approached by a vehicular gated entrance from the county road that leads to a ver spacious yard with stone and brick built store shed.

LEAN TO UTILITY ROOM 10'11" x 8'4" (3.33m x 2.56m)



Gas fired boiler for heating.

STORE SHED



SERVICES

We are advised that the property is connected to all mains services

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

COUNCIL TAX

We are advised that the property is in Band ' ' and that the liability for the year 2020/21 is £

EDUCATION

There are an excellent range of schools in the Pontarddulais area

VIEWING

Strictly by appointment with BJP

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a PROBLEM

Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY& VALUATION

WEBSITE ADDRESS

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (82 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 87 |
| | 32 | |
| | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (82 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| | EU Directive 2002/91/EC | |

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