



Alliago Road, £280,000

- Newly Refurbished
- 4 Good Sized Rooms
- W.C
- Garage
- Parking
- EPC Rating: B



 4  2  1



About the property

Nestled in the heart of Pontarddulais, this almost new, 4-bedroom home offers a unique opportunity to own a property finished to a high standard. Set back from the road, it provides a peaceful retreat while remaining conveniently close to local schools and the M4. The property boasts a downstairs W.C with wheelchair access, off-road parking, and a garage.

Inside, you'll find that all bedrooms are generously sized, offering comfort and flexibility for family living or guests. Built with convenience in mind, the home showcases a high level of finish and attention to detail throughout. This property combines modern living with accessibility and prime location.



Accommodation

Ground Floor

Entrance Hall

W/C

Kitchen

19' 9" x 9' (6.02m x 2.74m)

Utility Room

5' 11" x 5' 2" (1.80m x 1.57m)

Lounge

15' x 9' 3" (4.57m x 2.82m)

First Floor

Landing

Bathroom

Bedroom One

16' 10" Max x 9' Max (5.13m Max x 2.74m Max)

Bedroom Two

11' 2" Max x 10' 6" Max (3.40m Max x 3.20m Max)

Bedroom Three

10' x 9' 9" (3.05m x 2.97m)

Bedroom Four

10' 1" x 9' 9" (3.07m x 2.97m)

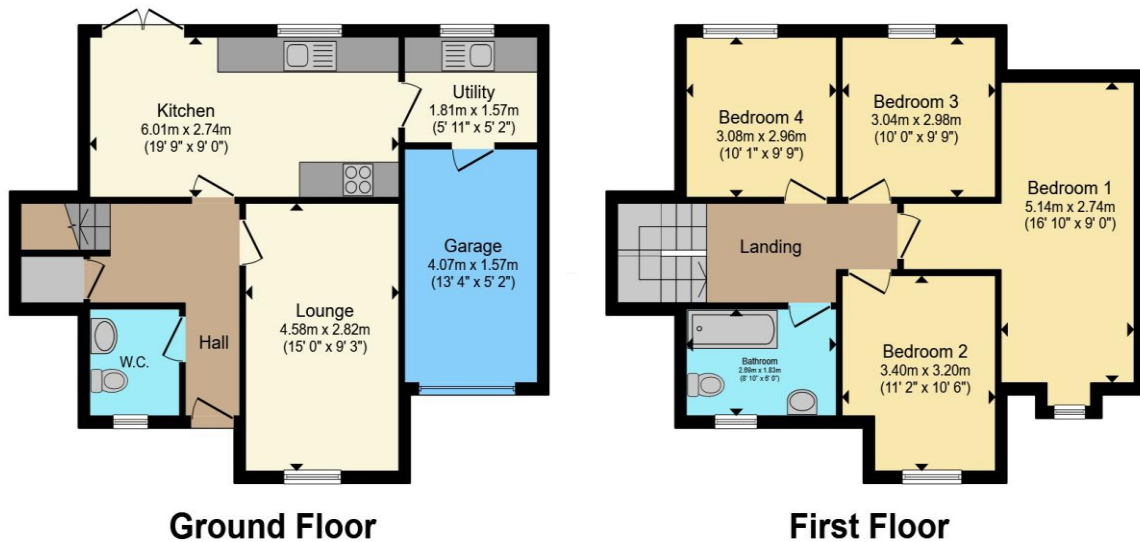
Agents Notes

This property is part of a larger title that includes other properties that are not included in this sale. The creation of a new title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

01792 894422

gorseinon@peteralan.co.uk

Floorplan



Total floor area 111.2 m² (1,197 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

