



## Llwynhelyn Avenue, offers over £205,000

- Semi Detached
- Three Bedrooms
- M4 Nearby
- Driveway
- Close to schools
- 3 Bedrooms
- EPC Rating: D



 3  1  1



## About the property

Situated in the ever-popular village of Pontarddulais, this beautifully presented three-bedroom semi-detached home is a fantastic opportunity for families, first-time buyers, or anyone looking for a wonderful place to call home.

Step inside to discover a bright and welcoming reception room, perfect for relaxing with family or entertaining guests. The modern fitted kitchen offers both style and practicality, with ample storage and workspace to make everyday cooking a pleasure.

Upstairs, the property boasts three well-proportioned bedrooms, providing flexible space for growing families, a home office, or guest accommodation. A contemporary family bathroom completes the first floor.

Externally, the home continues to impress. A private driveway to the front provides convenient off-road parking, while to the rear you'll find a generous, well-maintained garden - ideal for children to play, summer gatherings, or simply unwinding outdoors.



## Accommodation

### Ground Floor

#### Entrance Hallway

#### Lounge

13' 3" Max x 12' Max ( 4.04m Max x 3.66m Max )

#### Kitchen

19' 8" x 10' ( 5.99m x 3.05m )

#### Conservatory

9' 5" x 8' 9" ( 2.87m x 2.67m )

### First Floor

#### Landing

#### Bedroom One

10' 9" Max x 9' 8" Max ( 3.28m Max x 2.95m Max )

#### Bedroom Two

12' 6" Max x 10' 3" Max ( 3.81m Max x 3.12m Max )

#### Bedroom Three

9' 7" Max x 9' 5" Max ( 2.92m Max x 2.87m Max )

#### Bathroom

8' x 5' 9" ( 2.44m x 1.75m )

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## Floorplan



Total floor area 90.1 m<sup>2</sup> (970 sq.ft.) approx

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