



## Flat 2 St Teilo Street, offers over £95,000

- First Floor
- 2 Bedrooms
- Investment or First Time Buy
- Close to M4
- Shops Nearby
- EPC Rating: D



 2  1  2



## About the property

Located on Saint Teilo Street in Pontarddulais, this well-presented two-bedroom flat offers comfortable and versatile living accommodation. The property features a fitted kitchen area with ample space for dining, ideal for everyday living and entertaining. A particularly large reception room provides a bright and welcoming space to relax. Further benefits include two well-proportioned bedrooms and a practical layout well suited to a range of buyers or tenants.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



## Accommodation

### Ground Floor

#### Entrance Hall

#### Kitchen

10' 11" Max x 10' 9" Max ( 3.33m Max x 3.28m Max )

#### Bathroom

10' 9" Max x 5' 7" Max ( 3.28m Max x 1.70m Max )

#### Bedroom One

10' 8" x 9' 5" ( 3.25m x 2.87m )

#### Wardrobe

6' 2" x 5' 9" ( 1.88m x 1.75m )

### First Floor

#### Landing

#### Lounge

15' 4" x 12' 9" ( 4.67m x 3.89m )

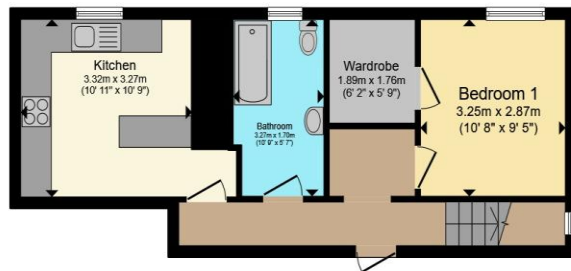
#### Bedroom Two

12' 9" x 9' 1" ( 3.89m x 2.77m )

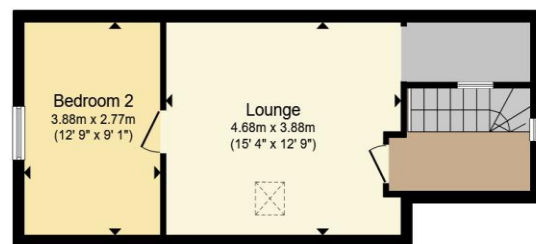
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## Floorplan



**Ground Floor**



**First Floor**

Total floor area 77.5 m<sup>2</sup> (834 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](http://www.propertybox.io)



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