



7 Coed Bach, Pontarddulais, Swansea, West Glamorgan SA4 8RB

Offers invited (for the whole) in the region of
£250,000 For Sale

Property Features

- 3 bedroom detached centrally heated house
- Potential building plot to rear with outline planning submitted
- Freehold with vacant possession
- In need of updating and modernisation
- Popular residential area
- Offered for sale as one unit. Consideration will be given to selling the house separately from the plot

Property Summary

An opportunity to purchase a detached 3 bedroomed centrally heated house which is in need of updating and modernisation throughout. Side entrance providing car parking for a small car, garden/store shed and large garden to rear. There is a potential building plot to the rear garden with access off Glasfryn Road. A recent outline application has been submitted to the Local Authority for a two bedroomed house with off road parking.



Full Details

Description

An opportunity to purchase a detached 3 bedroomed centrally heated house which is in need of updating and modernisation throughout. Side entrance providing car parking for a small car, garden/store shed and large garden to rear. There is a potential building plot to the rear garden with access off Glasfryn Road. A recent outline application has been submitted to the Local Authority for a two bedroomed house with off road parking.

Situation

In our opinion the property is located in a popular area of Pontardulais within a few hundred yards off the renowned Coed Bach Park. In close proximity to shops, primary and secondary schools. About 1.5 miles from Junction 48 of the M4 motorway at Hendy.

Directions

Positioned off the main St Teilo Street turn onto Trinity Place by The Farmers Arms and immediately turn left onto Coed Bach Road, continue for a short distance and the property can be found on the left hand side.

The Accommodation

Gas central heating system (not tested)
UPVC double glazed windows and doors

Ground Floor

Entrance Hall

Stairway

Front Sitting Room

Approx. 10' 2" x 14' 2" (3.10m x 4.32m) Radiator

Lounge

Approx. 9' 11" x 14' 2" (3.02m x 4.32m) Another front facing room. 2 radiators. Cupboard under stairs.

Dining Room

Approx. 9' 9" x 12' 2" (2.97m x 3.71m) Coal effect gas fire (not tested). Door to side porch. Reset area

Door from dining room to: -





Breakfast Room

Approx. 6' 7" x 12' 7" (2.01m x 3.84m) Radiator. Serving hatch. Door to kitchen

Kitchen

Approx. 5' 5" x 15' 6" (1.65m x 4.72m) Fitted base and wall units. Single drainer sink unit. Towel rail. Beko cooker (not tested). Door to rear

Sliding door to: -

Shower Room

Shower unit, w.c. and pedestal wash basin, part tiled surround

FIRST FLOOR

Small Landing

Bedroom No. 1

Approx. 14' 0" x 13' 9" (max.) (4.27m x 4.19m) Front facing room. Radiator 'L' shaped room

Bedroom No. 2

14' 0" x 10' 4" (4.27m x 3.15m) Another front facing room. Radiator

Bedroom No. 3

Approx. 9' 8" x 12' 5" (2.95m x 3.78m) To the rear.

Door to: -

Bathroom

Approx. 6' 9" x 12' 5" (2.06m x 3.78m) Panelled bath and pedestal wash basin. Wall mounted Worcester boiler (not tested)

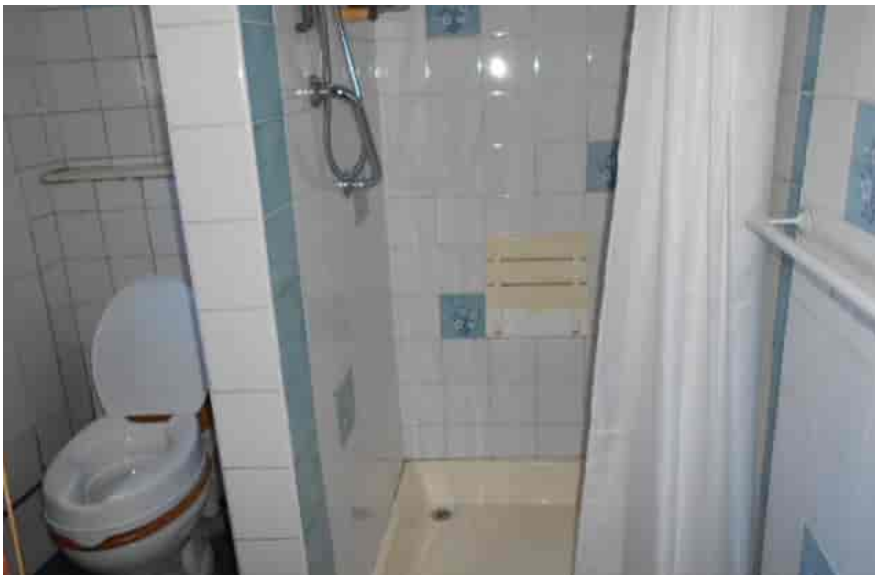
Outside

Walled concreted garden to front

Side entrance with parking for one small car

Garden/Store Shed

Part block/brick under a corrugated asbestos sheeted roof





Garden

Generous sized garden to rear. Walled concrete base for greenhouse

Potential Building Plot

Outline planning consent has been submitted to the Swansea City Council. The application is for a two bedroomed house and parking spaces positioned the rear garden of the property. If consent is given access to the plot is off Glasfryn Road. See draft plans attached Application No. 24/942

Note

The property is offered for sale as one unit however the vendors are prepared to consider selling the house off separately from the potential building plot, the house will however have a small rear garden which includes a lawned area and including base site of the original greenhouse with footpath dividing.

Rights of Way, etc.

Sold subject to all existing rights of way, wayleaves and easements (if any) whether mentioned or not.

Services

Mains gas, electricity, water and drainage (None of the services have been tested)

Tenure

Freehold with vacant possession. Land Registry Title No. CYM89395.

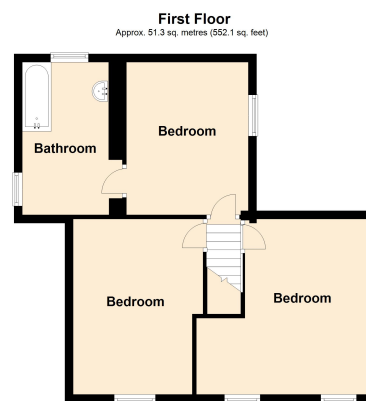
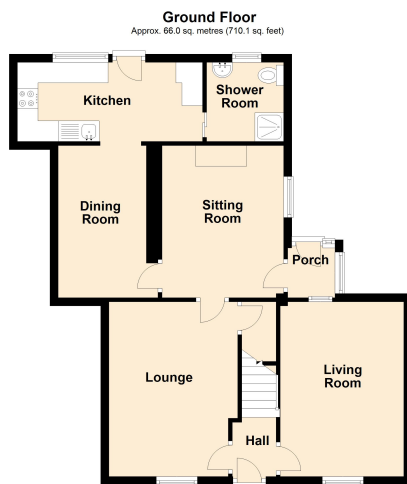
Council Tax

City & County of Swansea - Band D - Approx. £2060 2024/25


Viewing

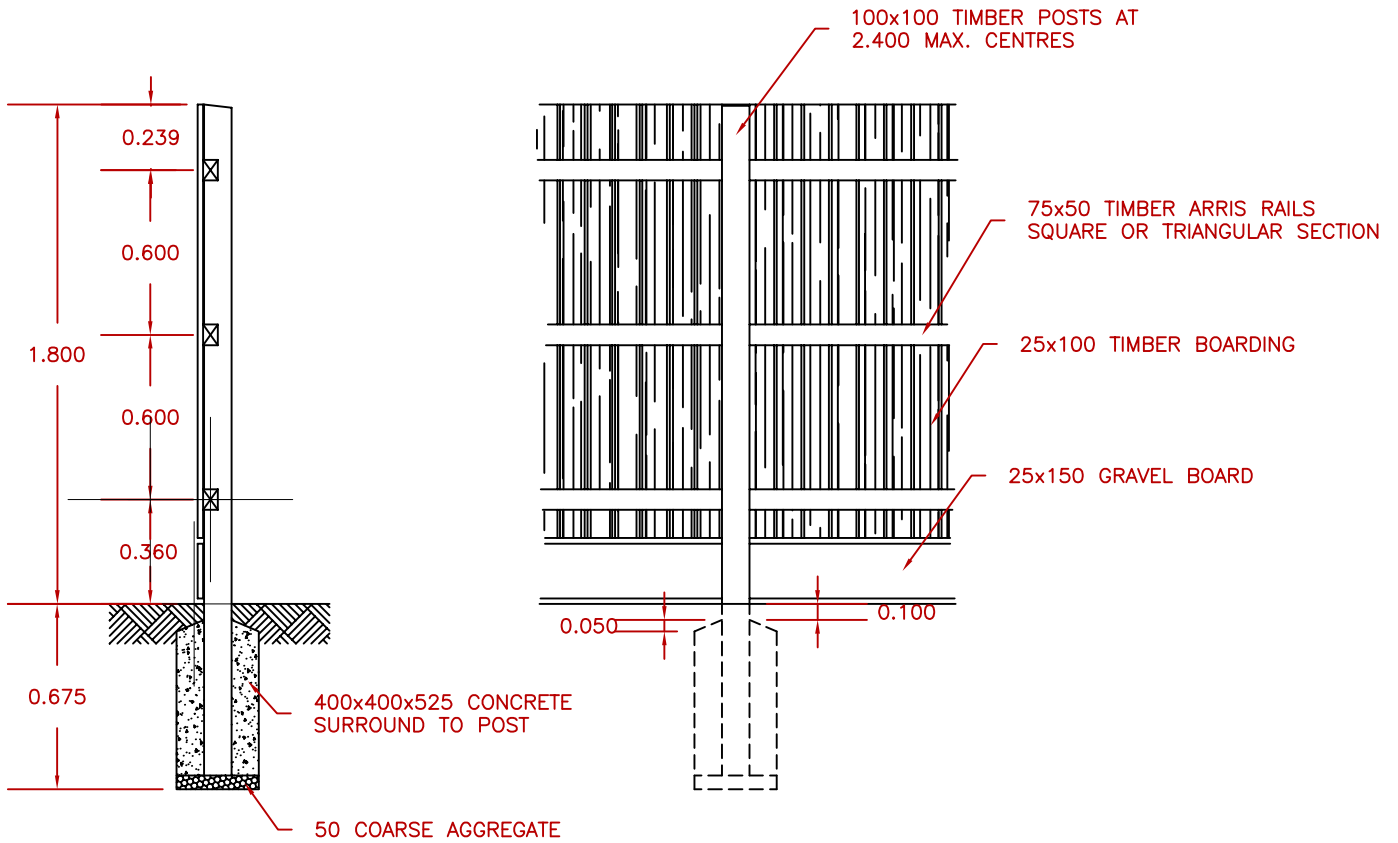
Strictly by appointment.






Total area: approx. 117.3 sq. metres (1262.2 sq. feet)

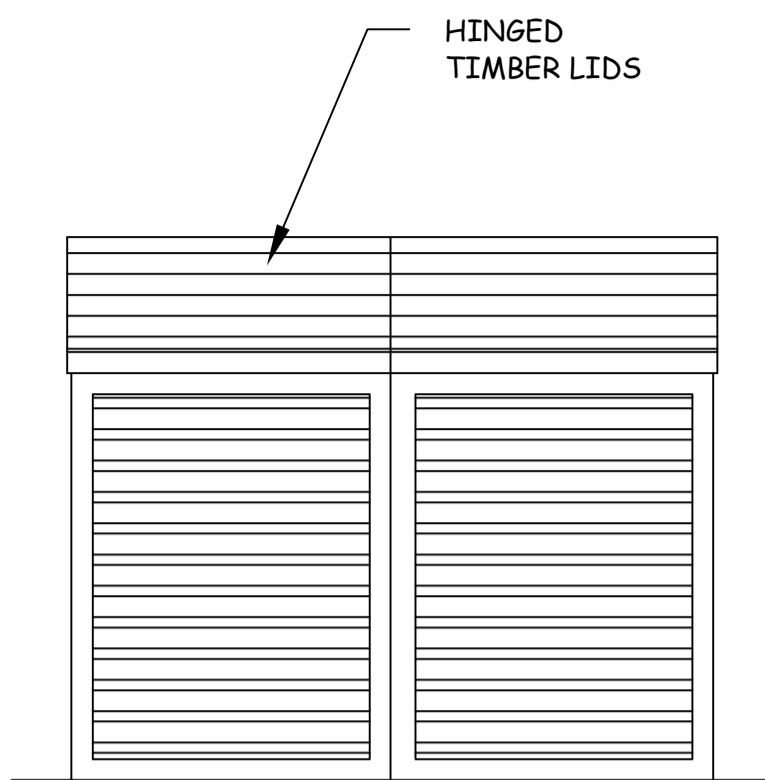
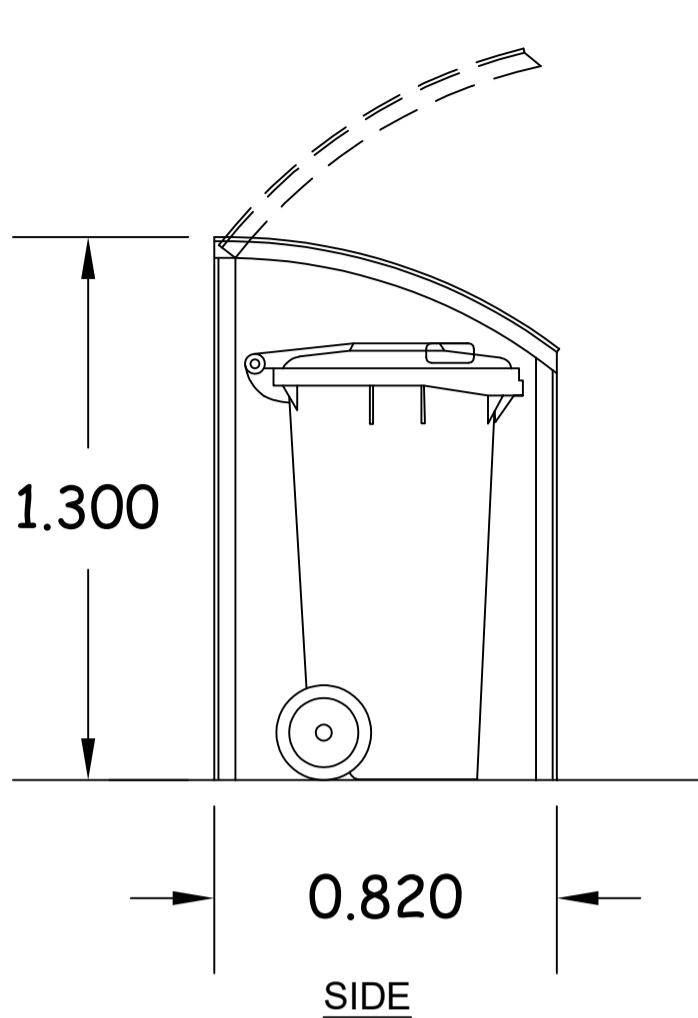
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



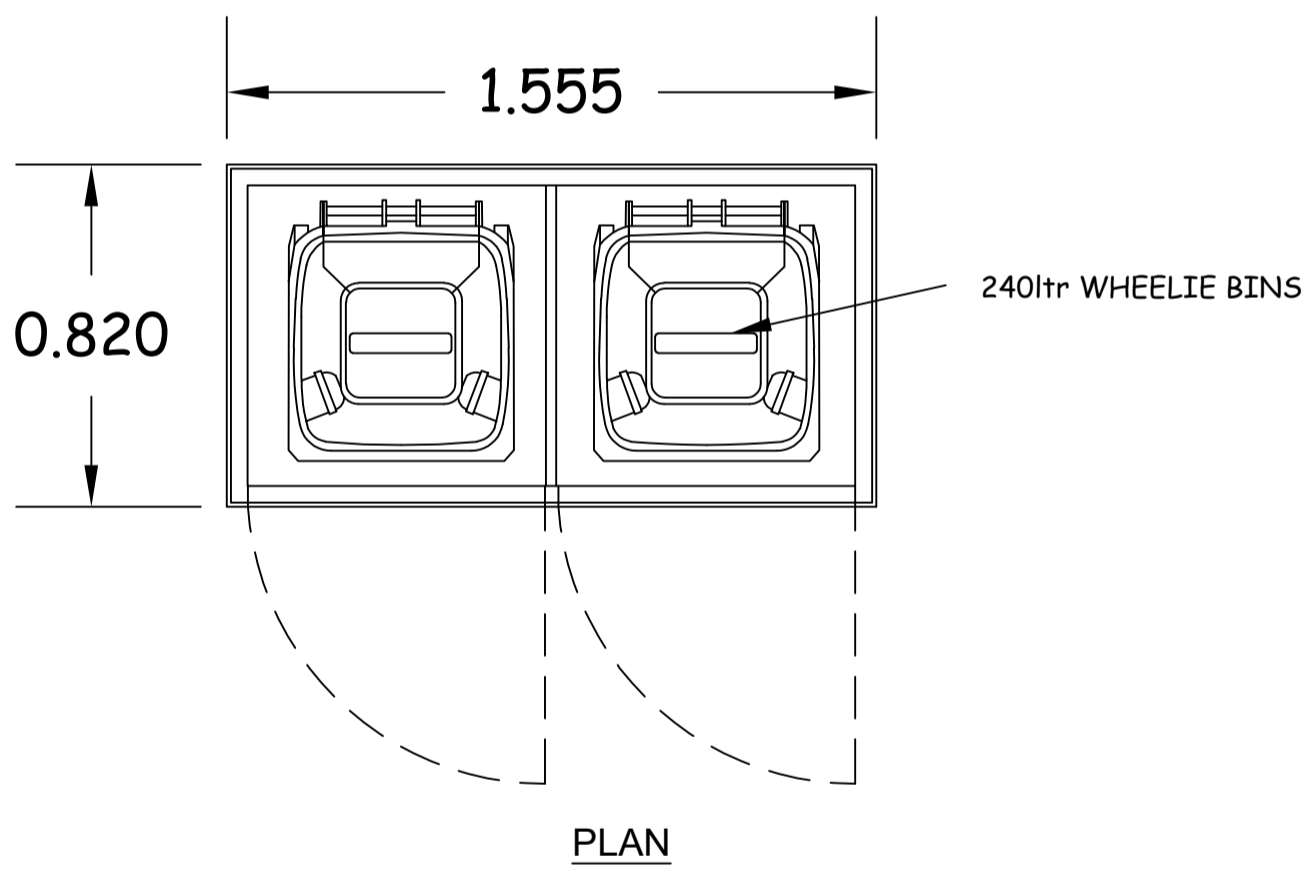
DRAFT


Rev.	Description	Date	Initial
DIMENSIONS SHOULD BE READ AND NOT SCALED DIMENSIONS SHOULD BE CONFIRMED ON SITE			
Project			
LAND TO REAR OF 7 COED BACH ROAD, PONTARDDULAIS			
Title			
CLOSE BOARD FENCE DETAIL			
Drawn	MIS	Date	APRIL 2024
Scale/s			
NTS @ A4			
Drawing No.	24/942/DET01	Revision	
Disk Ref.	Coed_Bach_Rd_7_HT.dwg		
			
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A4



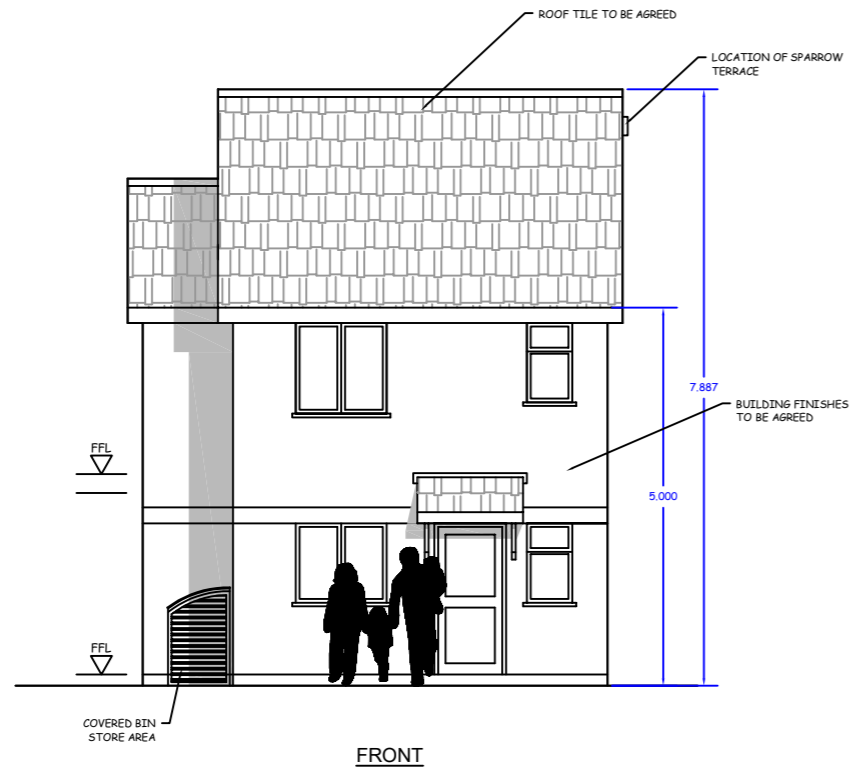
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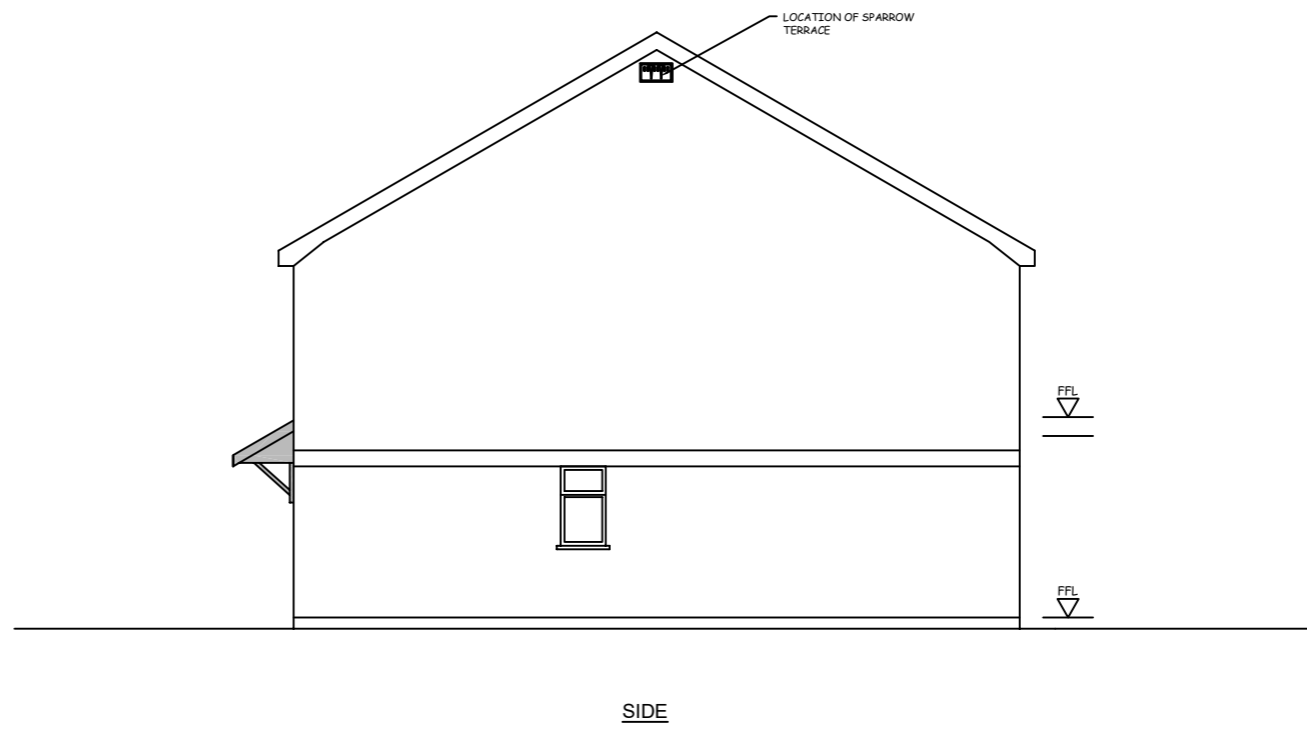
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<p><u>Project</u> LAND TO REAR OF 7 COED BACH ROAD, PONTARDDULAIS</p>			
<p><u>Title</u> BIN STORE DETAIL</p>			
<p><u>Drawn</u> MIS</p>		<p><u>Date</u> APRIL 2024</p>	
<p><u>Scale(s)</u> NTS @ A4</p>			
<p><u>Drawing No.</u> 24/942/DET02</p>		<p><u>Revision</u></p>	
<p><u>Disk Ref.</u> Coed_Bach_Rd_7_HT.dwg</p>			
			
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SCALE PARAMETERS (m)

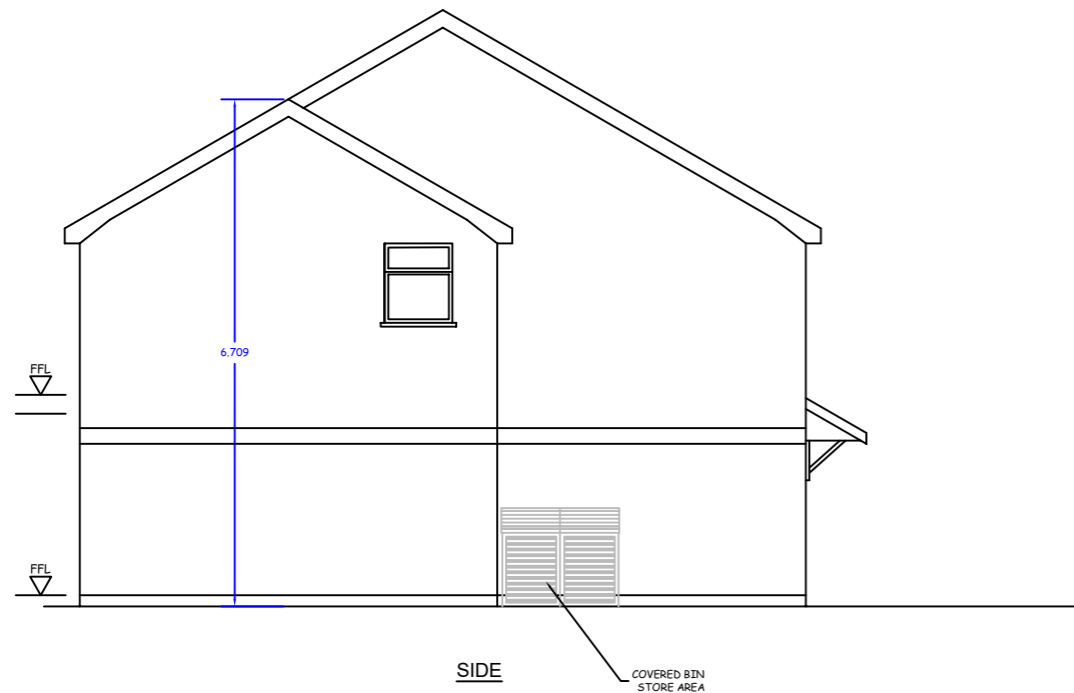
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DWELLING WIDTH	6.0	7.0
HEIGHT TO EAVES	4.8	5.5
HEIGHT TO RIDGE	7.0	8.5



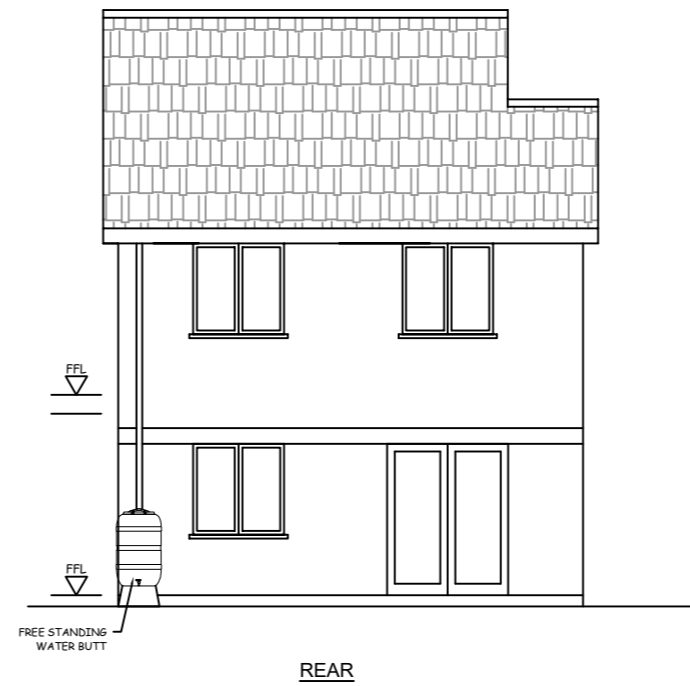
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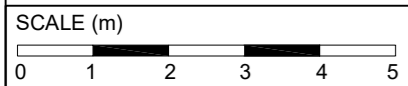
SIDE



SIDE



REAR



DRAFT

Rev	Description	Date	Initial
Project: LAND TO REAR OF 7 COED BACH ROAD, PONTARDDULAI			
Title: 'ILLUSTRATIVE' PROPOSED ELEVATIONS			
Date:	APRIL 2024	Drawn:	MIS
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Dwg No:	24/942/07	Revision:	
Disk:	Coed_Bach_Rd_7_HT.dwg		

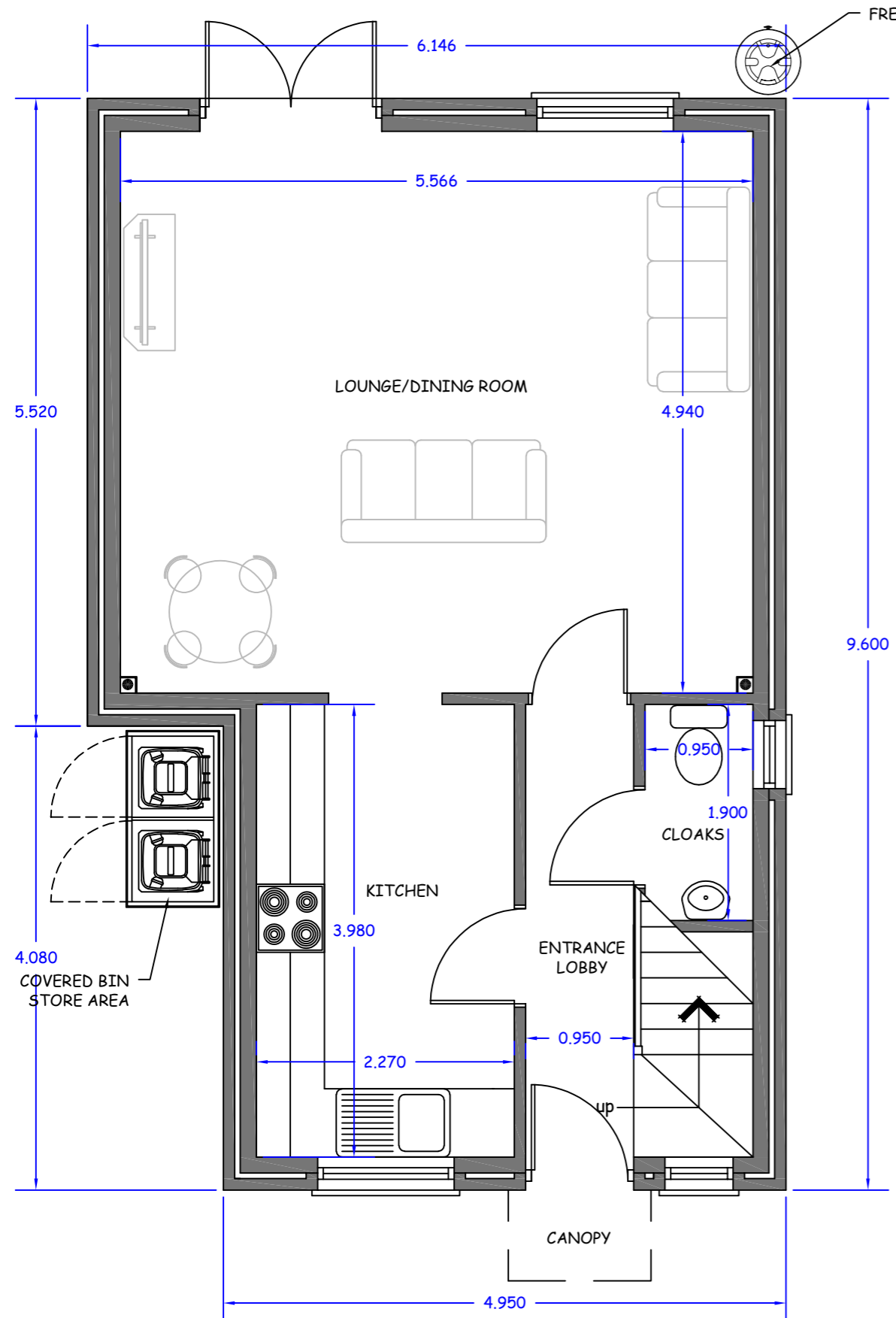


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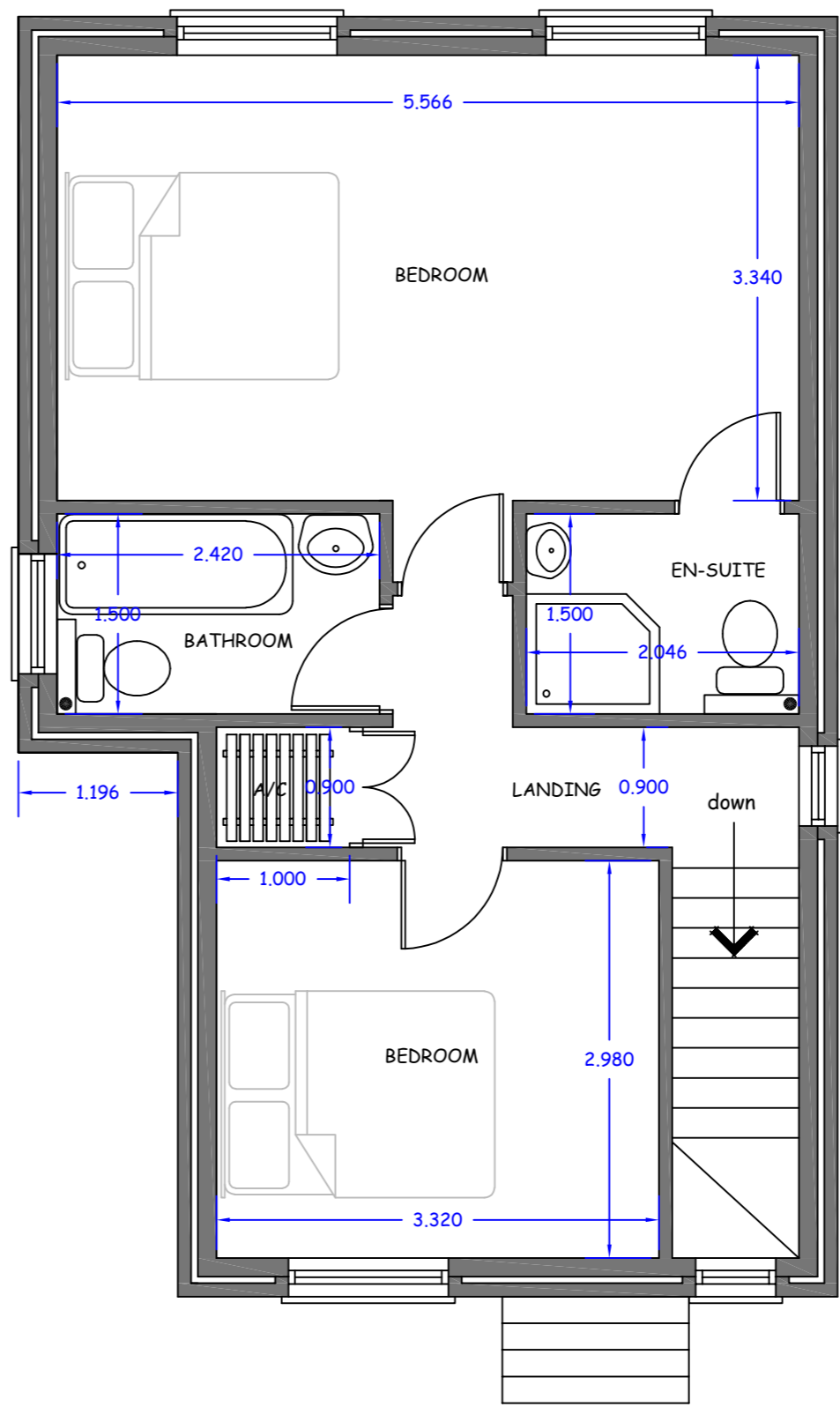
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A3

©



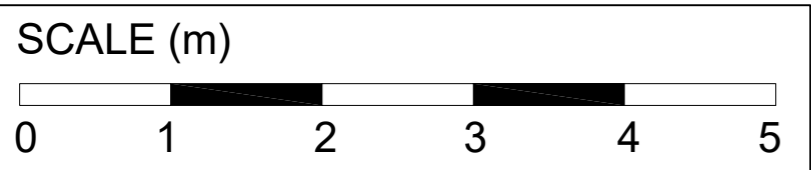
GROUND FLOOR



FIRST FLOOR

SCALE PARAMETERS (m)

	MIN.	MAX.
DWELLING DEPTH	9.0	10.0
DWELLING WIDTH	6.0	7.0
HEIGHT TO EAVES	4.8	5.5
HEIGHT TO RIDGE	7.0	8.0



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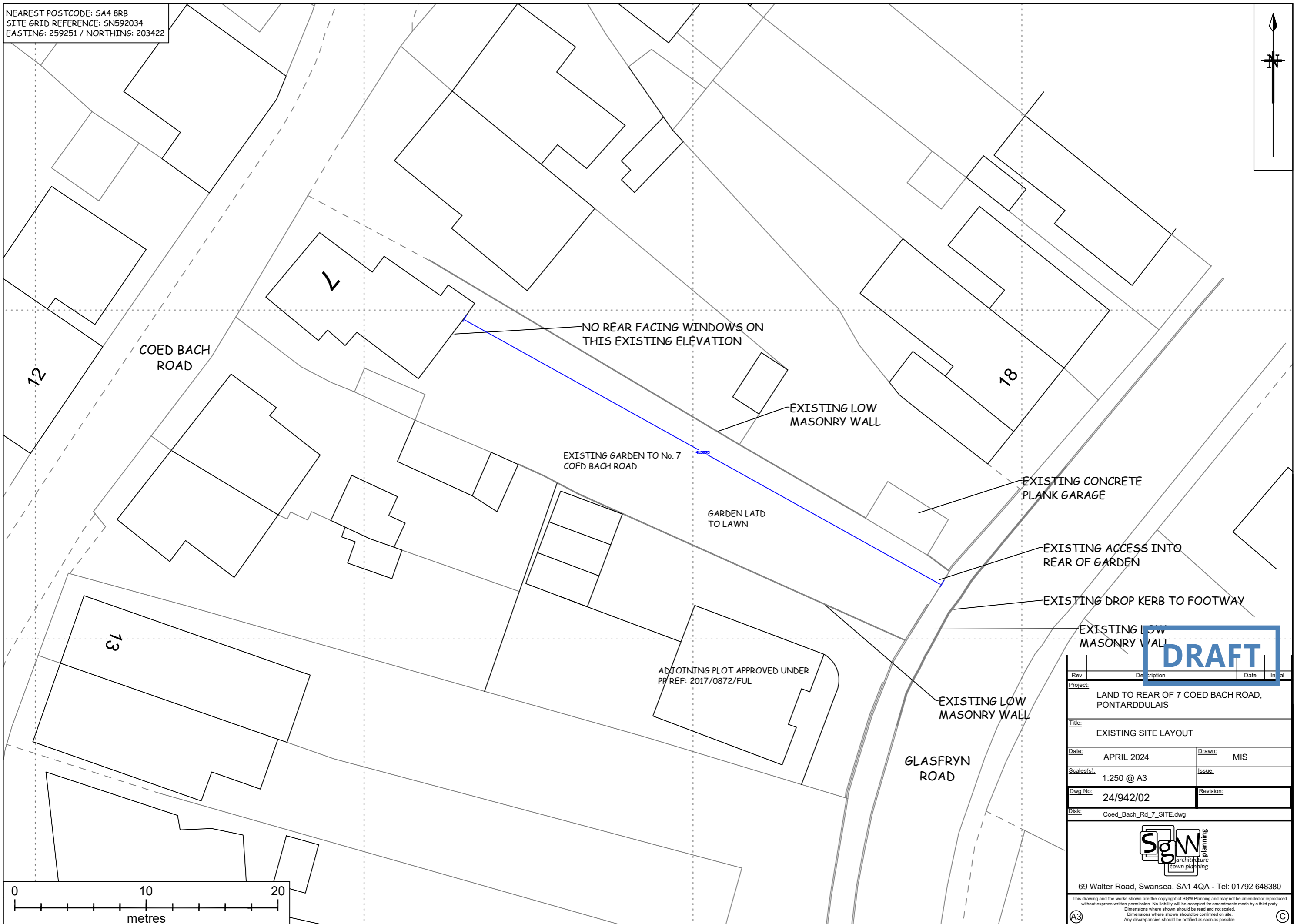
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Project: LAND TO REAR OF 7 COED BACH ROAD, PONTARDDULAI			
Title: 'ILLUSTRATIVE' PROPOSED FLOOR LAYOUT			
Date:	APRIL 2024	Drawn:	MIS
Scales(s):	1:50 @ A3	Issue:	
Dwg No.:	24/942/06	Revision:	
Disk:	Coed_Bach_Rd_7_HT.dwg		



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NEAREST POSTCODE: SA4 8RB
SITE GRID REFERENCE: SN592034
EASTING: 259251 / NORTHING: 203422



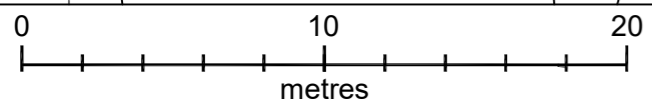
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Title: EXISTING SITE LAYOUT			
Date:	APRIL 2024	Drawn:	MIS
Scales(s):	1:250 @ A3	Issue:	
Dwg No.:	24/942/02	Revision:	
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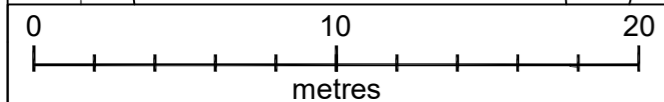
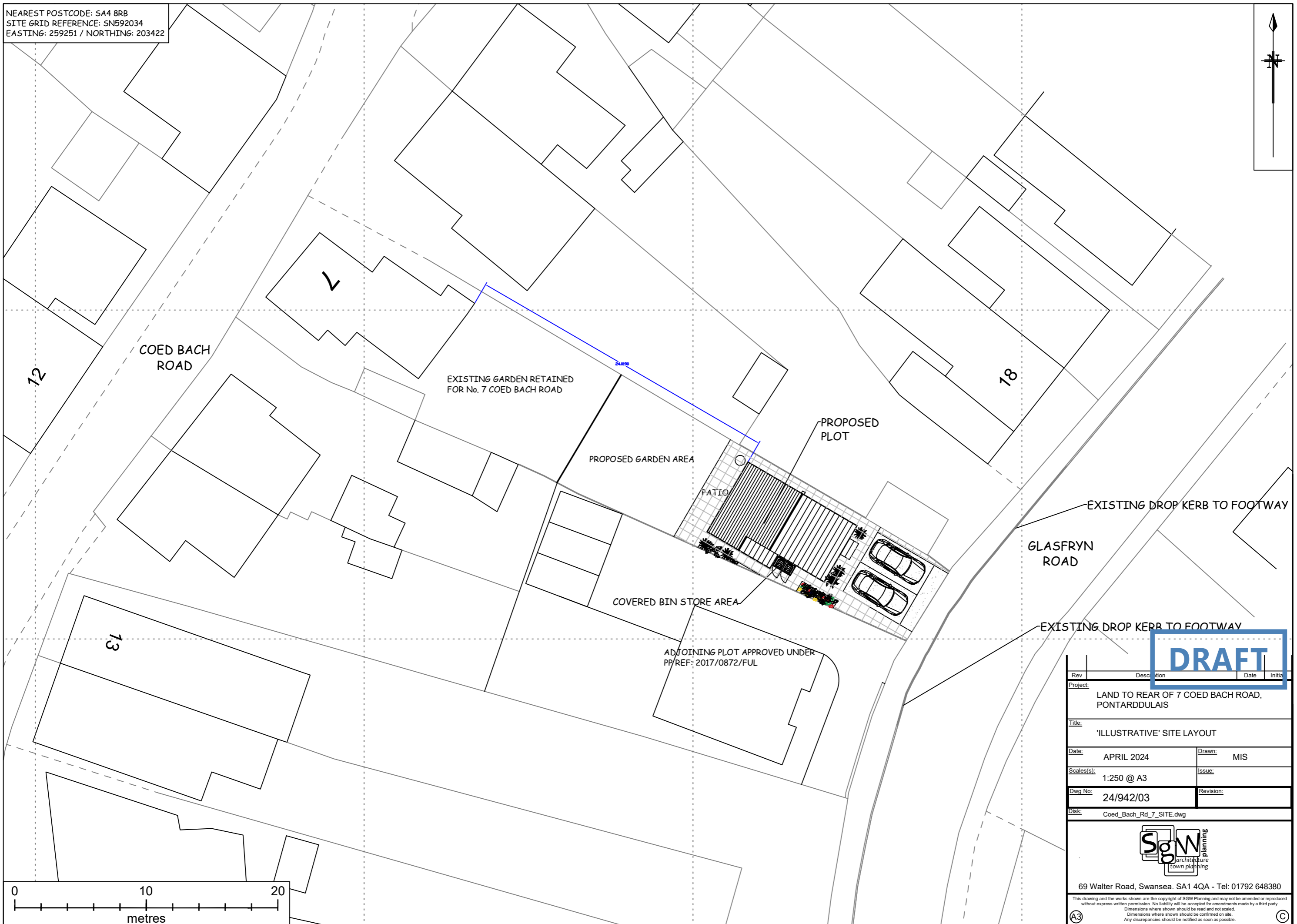


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NEAREST POSTCODE: SA4 8RB
 SITE GRID REFERENCE: SN592034
 EASTING: 259251 / NORTHING: 203422



DRAFT

Rev	Description	Date	Initials
Project: LAND TO REAR OF 7 COED BACH ROAD, PONTARDDULAI			
Title: 'ILLUSTRATIVE' SITE LAYOUT			
Date:	APRIL 2024	Drawn:	MIS
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Dwg No:	24/942/03	Revision:	
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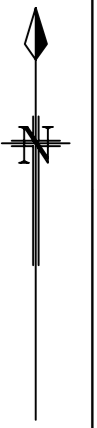


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NEAREST POSTCODE: SA4 8RB
 SITE GRID REFERENCE: SN592034
 EASTING: 259251 / NORTHING: 203422



18

1.8 HIGH CLOSE
 BOARDED FENCING

PROPOSED RAINWATER BUTT

LOCATION OF SPARROW TERRACE

PERMEABLE PAVING

PROPOSED GARDEN AREA

PATIO

PARKING AREA IN PERMEABLE
 PAVING/BOUND RESIN

1.8 HIGH CLOSE BOARDED
 FENCING

AREAS OF GARDEN
 PLANTING

EXISTING LOW MASONRY WALL
 WITH NEW FENCING OVER

COVERED BIN STORE AREA

AREA OF WILD MEADOW
 PLANTING

EXISTING FOOTWAY

ADJOINING PLOT APPROVED UNDER
 PP REF: 2017/0872/FUL

EXISTING DROP
 KERB TO FOOTWAY

GLASFRYN ROAD
DRAFT

21.0000

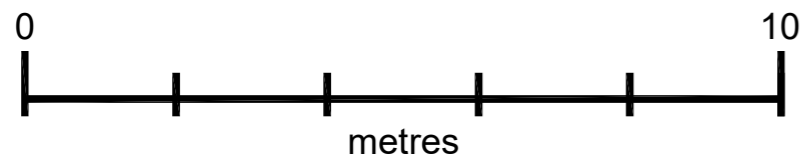
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Rev	Description	Date	Initial
Project: LAND TO REAR OF 7 COED BACH ROAD, PONTARDDULAIS			
Title: 'ILLUSTRATIVE' SITE LAYOUT DETAIL			
Date:	APRIL 2024	Drawn:	MIS
Scales(s):	1:100 @ A3	Issue:	
Dwg No:	24/942/04	Revision:	
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← ADJOINING PLOT APPROVED UNDER
PP REF: 2017/0872/FUL - ASSUMED
HOUSE STYLE FROM APPROVED FLOOR
LAYOUT DRAWINGS

✂ PROPOSED PLOT ✂

✂ REAR OF No.'s 3 & 5
COED BACH ROAD ✂

✂ No. 18 GLASFRYN ROAD

DRAFT

Rev	Description	Date	Initi
Project: LAND TO REAR OF 7 COED BACH ROAD, PONTARDDULAIS			
Title: 'ILLUSTRATIVE' STREET SCENE (GLASFRYN ROAD)			
Date: APRIL 2024	Drawn: MIS		
Scales(s): NTS @ A3	Issue:		
Dwg No.: 24/942/05	Revision:		
Disk: Coed_Bach_Rd_7_SITE.dwg			



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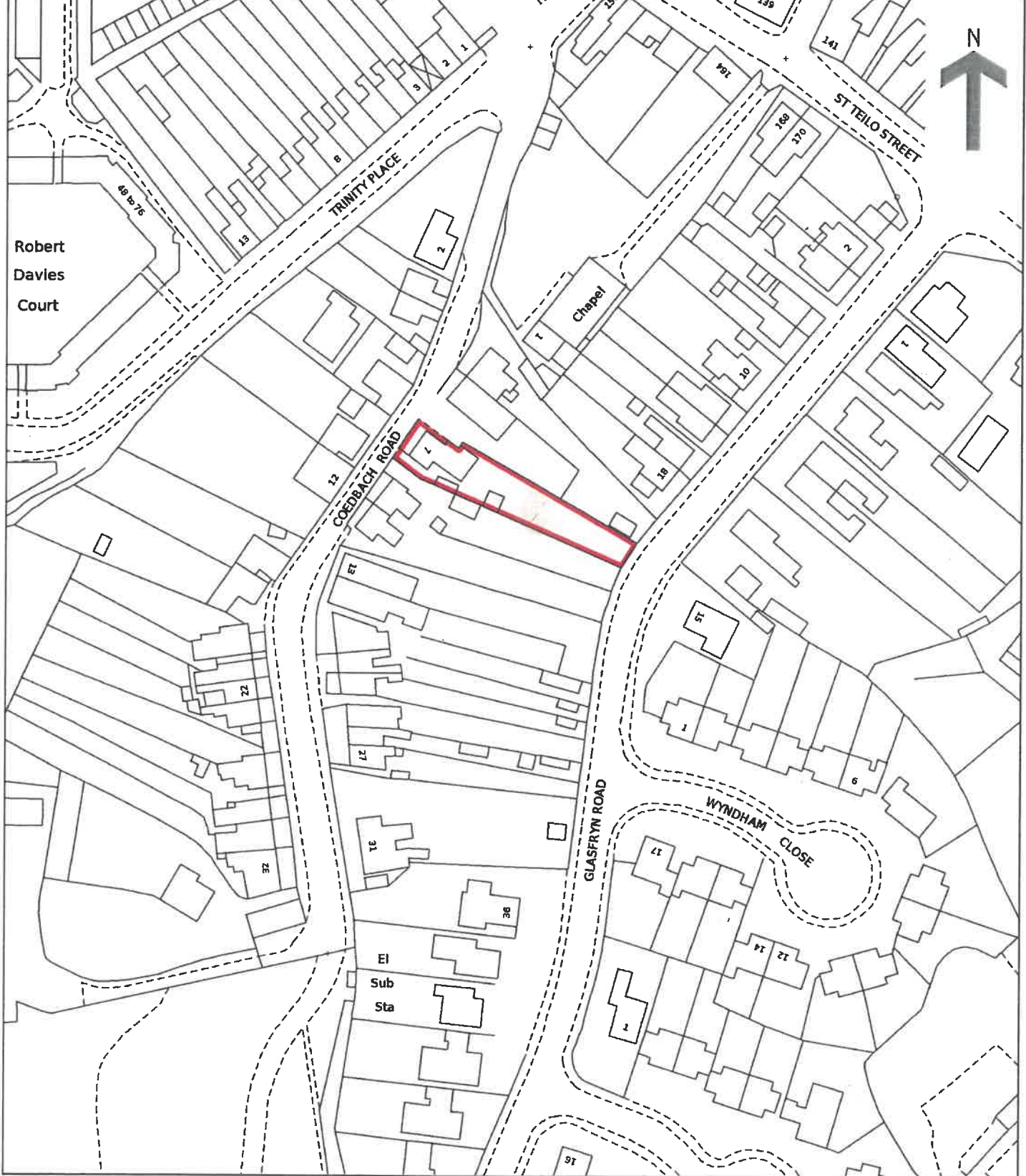
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Land Registry Official copy of title plan

Title number **CYM89395**
Ordnance Survey map reference **SN5903SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Swansea / Abertawe**



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This official copy is incomplete without the preceding notes page.
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

