Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Ffordd Brynheulog
Pontardawe
Swansea

£485,000











- Executive detached property
- Four double bedrooms
- Master bedroom with en suite and walk in wardrobe
- Three reception rooms and conservatory
- Kitchen/dining room
- Solar panels
- Panoramic views
- Double garage
- Off road parking for several vehicles
- No onward chain

Ref: PRB11793

Viewing Instructions: Strictly By Appointment Only

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General Description

Offered for sale with no onward chain a modern executive detached four bedroom house situated in an elevated position with panoramic views over looking Swansea valley. This spacious and unique property has been finished to the highest of standard and benefits from four double bedrooms (en suite and walk in wardrobe off master bedroom) three reception rooms, conservatory, off road parking for several vehicles and a double garage.

This beautiful home is situated ideally for schools, bus routes, Pontardawe golf course, scenic countryside and canal walks, Pontardawe town centre, M4, shops and local amenities making it the perfect property for all aspects of family living.

Accommodation

The accommodation comprises :-

Window to front, open plan, sliding door, door to:

Ground Floor

Entered via double glazed stained glass uPVC door.



Entrance Hall (14' 2" Max x 12' 9" Max) or (4.31m Max x 3.89m Max)

Doors to lounge, sitting room, kitchen/dining room, rear lounge, shower room. Oak flooring, under floor heating, oak staircase to first floor.



Lounge (12' 2" x 11' 9") or (3.71m x 3.59m)

Double glazed window to front, oak flooring, under floor heating.



Sitting Room (14' 2" x 11' 1") or (4.31m x 3.37m)

Double glazed bay window to front, oak flooring, under floor heating.

Kitchen/Dining Room (12' 1" x 19' 11") or (3.69m x 6.06m)

Fitted with a range of wall and base units with black mirror quartz granite worktop over, inset 2 1/2 bowl stainless steel sink with mixer tap and drainer. 6 ring range cooker with double oven, grill and hot plate, extractor hood over. Fitted American fridge freezer, black mirror granite tiled flooring, under floor heating. Double glazed French doors to rear patio, double glazed windows to side and rear, door to utility room.



Utility Room (4' 02" x 11' 09") or (1.27m x 3.58m)

Fitted with a range of wall and base units with black mirror quartz granite worktop over, plumbed for washing machine. Wall unit housing gas combination boiler, black mirror quartz granite tiled flooring. Under floor heating, double glazed uPVC door to garden.



Rear Lounge. (10' 4" x 16' 0") or (3.16m x 4.88m)

Two double glazed windows to rear, oak flooring, under floor heating, double glazed French doors to conservatory.



Conservatory (16' 2" x 10' 4") or (4.94m x 3.16m)

Double glazed windows, scenic glass vaulted roof, bespoke stone chip flooring, double glazed French doors to front patio.



Shower Room (4' 11" x 7' 01") or (1.50m x 2.16m)

Three piece suite comprising; wet room style shower, wash hand basin and low level w/c. Tiled walls, tiled flooring, under floor heating, double glazed frosted window to front.

First Floor



Landing (14' 02" Max x 12' 04" Max) or (4.32m Max x 3.76m Max)

Double glazed window to front, doors to four bedrooms and bathroom. Wood flooring, radiator, airing cupboard with oak shelving and radiator.



Master Bedroom (16' 4" x 16' 9") or (4.98m x 5.10m)

Double glazed windows to front and side, wood flooring, radiator, doors to walk in wardrobe and en suite.

Walk in wardrobe (8' 02" Max x 8' 0" Max) or (2.49m Max x 2.44m Max)

Fitted oak shelving and wardrobes, wood flooring, radiator, double glazed frosted window to rear.

En Suite (8' 02" Max x 8' 05" Max) or (2.49m Max x 2.57m Max)

Three piece suite comprising; walk in shower cubicle, wash hand basin vanity unit and low level w/c. Tiled walls, tiled flooring, heated towel rail, double glazed frosted window to side.



Bedroom 2 (10' 4" x 10' 1") or (3.16m x 3.08m)

Double glazed window to rear, fitted wardrobes, wood flooring, radiator.



Bedroom 3 (10' 4" x 8' 9") or (3.16m x 2.67m)

Double glazed window to rear, fitted wardrobes, wood flooring, radiator.
Loft hatch - the loft has velux windows, electricity and lighting and has potential to create further loft rooms (subject to planning)



Bedroom 4 (6' 09" x 11' 09") or (2.06m x 3.58m)

Double glazed window to front, wood flooring, radiator.



Bathroom (7' 01" Max x 8' 09" Max) or (2.16m Max x 2.67m Max)

Three piece suite comprising; P shaped panelled bath with shower over, wash hand basin vanity unit and low level w/c. Tiled flooring, black mirror granite floor tiles, heated towel rail, double glazed frosted window to side.

External



Garden

Set on a corner plot the property has driveway parking for several cars leading to double garage, there are wrought iron electric gates and two further gated pedestrian access points. Sizable rear patio area with external power points, gardens laid to lawn with mature shrubs, front patio with panoramic views of Swansea valley.

Double Garage (20' 7" x 18' 4") or (6.27m x 5.60m)

Remotely operated up and over door, solar panel controls, plumbed for washing machine, power points and lighting, multiple storage cupboards, rubber flooring.

Broadband and Mobile phone

Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Agents Note

Under floor heating throughout the ground floor.
Solar panels with an income of approximately £2,000 per annum.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:83

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F





















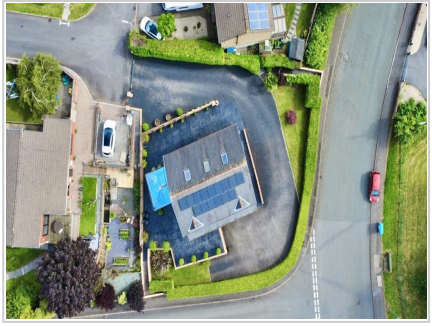






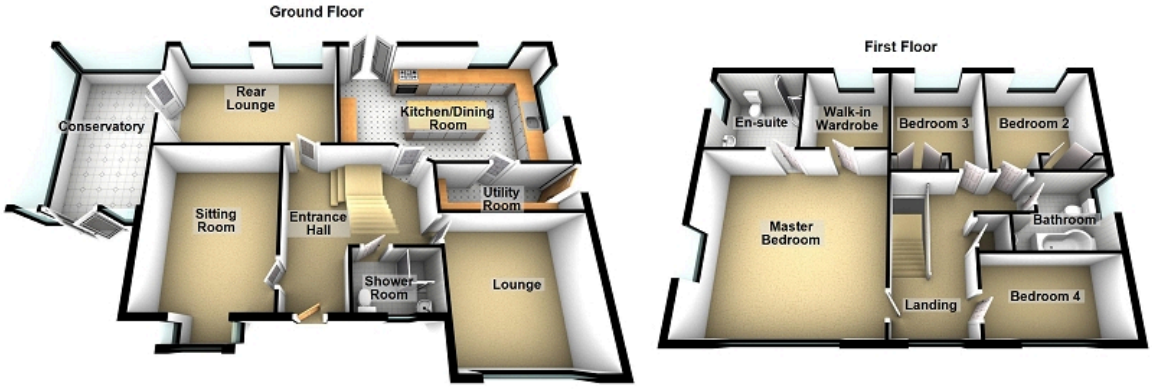












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