Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Clos Gwenallt
Pontardawe
Swansea

£160,000











- Modern terraced town house
- Set out over three floors
- Two bedrooms
- Lounge
- Cloakroom
- Integral garage
- Off road parking
- Viewing highly recommended
- Sought after location
- No onward chain

Ref: PRB11936

Viewing Instructions: Strictly By Appointment Only

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General Description

Offered for sale with no onward chain a modern two bedroom terraced town house with beautiful views of the Swansea valley situated in the sought after area of Alltwen. The property which is set out over three floors benefits from two bedrooms, lounge/dining room, integral garage and is located ideally for schools, Pontardawe town centre, M4, shops and local amenities making it a perfect first time purchase.

Accommodation

The accommodation comprises :-

Ground Floor

Entered via stained glass double glazed door.

Entrance Hall (22' 0" x 6' 7") or (6.70m x 2.0m)

Doors to w/c and garage, storage cupboard, tiled flooring, two radiators, staircase to first floor.

WC (5' 7" x 2' 11") or (1.70m x 0.89m)

Two piece suite comprising; wash hand basin pedestal and low level w/c. Tiled flooring, tiled walls, radiator.

Garage (22' 0" x 9' 10") or (6.70m x 3.0m)

Electric roller shutter, fitted base units with worktop over, door to rear of property.

First Floor



Landing (10' 2" x 7' 5") or (3.10m x 2.25m)

Double glazed window to rear, fitted carpet, radiator, doors to lounge/dining room and kitchen, staircase to second floor.



Lounge (11' 6" x 17' 7") or (3.50m x 5.35m)

Double glazed French doors with Juliet balcony, fitted carpet radiator, double glazed window to front.

Kitchen (10' 2" x 9' 10") or (3.10m x 3.0m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Integrated appliances include: fridge, freezer, dishwasher, electric fan oven with gas hob and extractor hood over. Tiled flooring, radiator, double glazed window to rear.



Second Floor.



Landing (14' 9" x 7' 5") or (4.50m x 2.25m)

Double glazed window to rear, storage cupboard, fitted carpet, doors to two bedrooms and bathroom.



Bedroom 1 (9' 10" x 10' 4") or (3.0m x 3.15m)

Double glazed French doors with Juliet balcony, storage cupboard, fitted carpet, radiator.



Bedroom 2 (9' 10" x 7' 7") or (3.0m x 2.32m)

Double glazed window to rear, storage cupboard, fitted carpet, radiator.



Bathroom (6' 11" x 7' 5") or (2.10m x 2.25m)

Three piece suite comprising; panelled bath with shower over, wash hand basin, low level w/c. Tiled flooring and walls, heated towel rail, double glazed frosted window to front.

External

Parking

Off road parking for one vehicle.

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.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:72

Tenure

We are informed that the tenure is Freehold

Council Tax

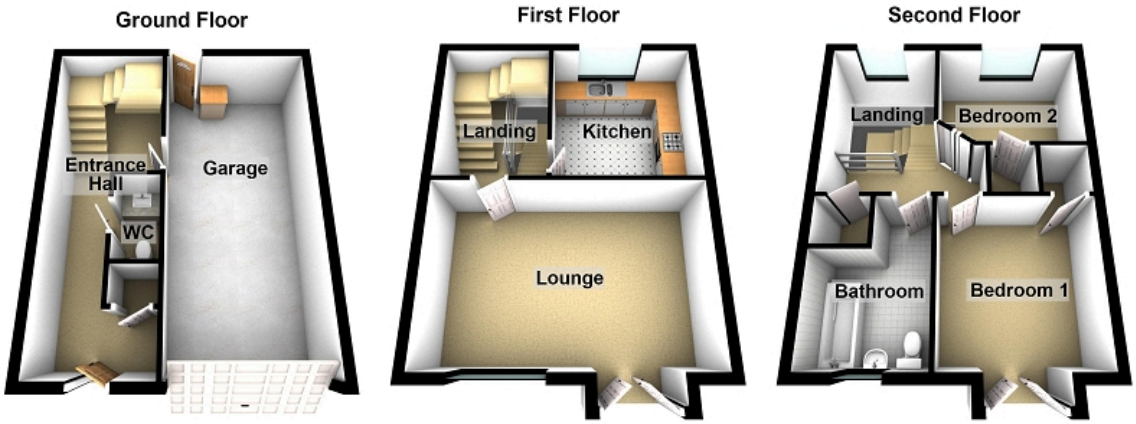
Band C











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