Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Gwyn Street
Pontardawe
Swansea

Offers Over £235,000











- Video tour available
- End terrace cottage
- Three bedrooms
- Two reception rooms
- Kitchen/dining room
- Enclosed rear garden
- Off road parking
- Gas combination boiler
- Viewing highly recommended
- Sought after location

Ref: PRB11853

Viewing Instructions: Strictly By Appointment Only

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General Description

A well presented three bedroom cottage full or character and beautiful original features in sought after village of Alltwen. This deceptively spacious property benefits from two reception rooms, kitchen/dining room, enclosed rear garden, off road parking and is situated ideally fro schools, bus routes, scenic country walks, Pontardawe town centre, M4, shops and local amenities making it the prefect home for all aspects of life.

Accommodation

The accommodation comprises :-

Ground Floor

Entered via composite door.



Lounge (14' 1" x 13' 0") or (4.28m x 3.96m)

Double glazed bay window to front, open fireplace with tile surround and wood mantle. Wood flooring, radiator, doors to lounge and kitchen/dining room, staircase to first floor.



Sitting Room (14' 1" x 9' 1") or (4.28m x 2.77m)

Double glazed window to front, open stone fireplace with wood mantle, wood flooring, radiator.



Kitchen/Dining Room (10' 11" x 13' 0") or (3.34m x 3.96m)

Fitted with a range of wall and base units with worktop over, inset sink with mixer tap and drainer. Integrated appliances include; fridge, freezer, washing machine, electric fan oven with gas hob and extractor hood over. Tiled splashback, tiled flooring, double glazed window to rear, double glazed uPVC stable style door to rear garden.

First Floor

Landing (14' 0" x 5' 7") or (4.26m x 1.69m)

Doors to three bedrooms and bathroom, airing cupboard housing gas combination boiler, fitted carpet.

Bedroom 1 (14' 1" x 6' 7") or (4.28m x 2.0m)

Double glazed window to front, storage cupboard, wood flooring, radiator.





Bedroom 2 (14' 1" x 9' 1") or (4.28m x 2.77m)

Double glazed window to front, wood flooring, radiator.



Bedroom 3 (10' 11" x 6' 7") or (3.34m x 2.0m)

Double glazed window to rear, fitted carpet, radiator.



Bathroom (7' 3" x 6' 0") or (2.21m x 1.84m)

Three piece suite comprising; panelled bath with shower over, wash hand basin vanity unit and low level w/c. Tiled flooring, tiled walls, radiator, double glazed frosted window to rear.

External



Front Garden

Courtyard style graveled front garden, off road parking for two vehicles and gated side access to rear enclosed garden.

Rear Garden

Enclosed rear garden with sizable patio and lawn with mature shrubs. Raised flower/vegetable beds, large wooden shed.



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

Right of way to neighbouring property through rear garden.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:67

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B









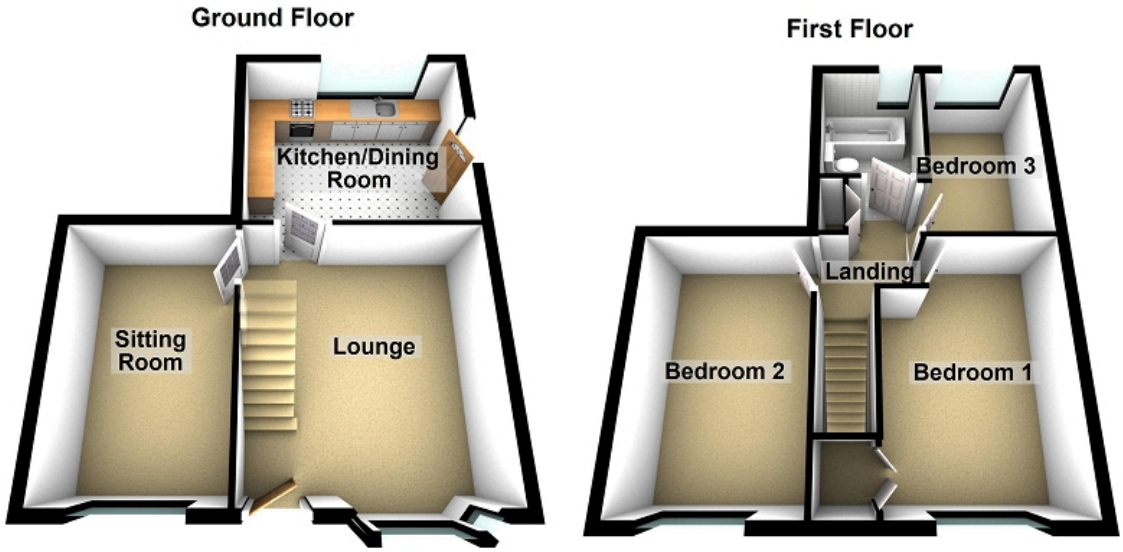












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