Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Bryn Morgrug
Alltwen
Pontardawe
Swansea

£350,000











- Detached house built by Redrow
- 4 Bedrooms
- En suite off master bedroom
- Kitchen/dining room
- Single integral garage
- Driveway parking
- Well landscaped front & rear gardens
- Popular residential development
- Viewing highly recommended
- Video tour available

Ref: PRB11900

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Viewing Instructions: Strictly By Appointment Only

General Description

A Beautiful family home situated in this highly sought after development undertaken by Redrow, the property occupies a largely level plot within one of the quieter locations within the development. The well presented accommodation comprises an entrance hall, lounge, a spacious kitchen/diner, utility room and a cloakroom to ground floor, 4 bedrooms (1 en-suite) and a master bathroom to the first floor. The well presented gardens comprise driveway and lawn area to from, side pedestrian access leading to the rear garden with a patio area to the immediate rear with a few steps leading to the lawn area with flowerbeds bordering, the garden is enclosed by fencing.

Accommodation

The accommodation comprises :-

Ground Floor

Hall

Composite door to front, radiator, tiled floor and a coat/shoe cupboard.



Lounge (16' 3" x 10' 10") or (4.95m x 3.30m)

Double glazed window to front and a radiator.



Kitchen/Dining Room (19' 8" x 10' 4" Max) or (6.0m x 3.15m Max)

Double glazed window to rear double glazed french door with side windows to rear, fully fitted kitchen with in built double oven, gas hob with an extractor fan over, plumbing for a dishwasher, 1 1/2 drainer sink unit and a tiled floor.



Utility Room (6' 7" x 5' 11") or (2.0m x 1.80m)

Double glazed door to rear, base and wall units which match the main kitchen and plumbing for an automatic washing machine.

Cloakroom

Double glazed window to side, w.c, wash hand basin, radiator and a tiled floor.



First Floor



Master Bedroom (14' 3" x 10' 4" Max) or (4.35m x 3.15m Max)

Double glazed window to front, radiator and built in wardrobes.

En-Suite Shower Room

Double glazed window to front, shower cubicle,w.c, wash hand basin, heated towel rail.



Bedroom 2 (11' 8" Max x 10' 4") or (3.55m Max x 3.15m)

Double glazed window to rear and a radiator.



Bedroom 3 (10' 6" x 10' 4") or (3.20m x 3.15m)

Double glazed window to rear and a radiator.



Bedroom 4 (11' 10" x 7' 1") or (3.60m x 2.15m)

Double glazed window to front and a radiator.

Bathroom (6' 5" x 6' 9") or (1.95m x 2.05m)



Double glazed window to rear, panelled bath,w.c, wash hand basin, heated towel rail.

External

The well presented gardens comprise driveway and lawn area to from, side pedestrian access leading to the rear garden with a patio area to the immediate rear with a few steps leading to the lawn area with flowerbeds bordering, the garden is enclosed by fencing.

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

We have been informed that there is an annual maintenance charge for the development, legal advisers will need to verify.

Services

EPC Rating:79

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



















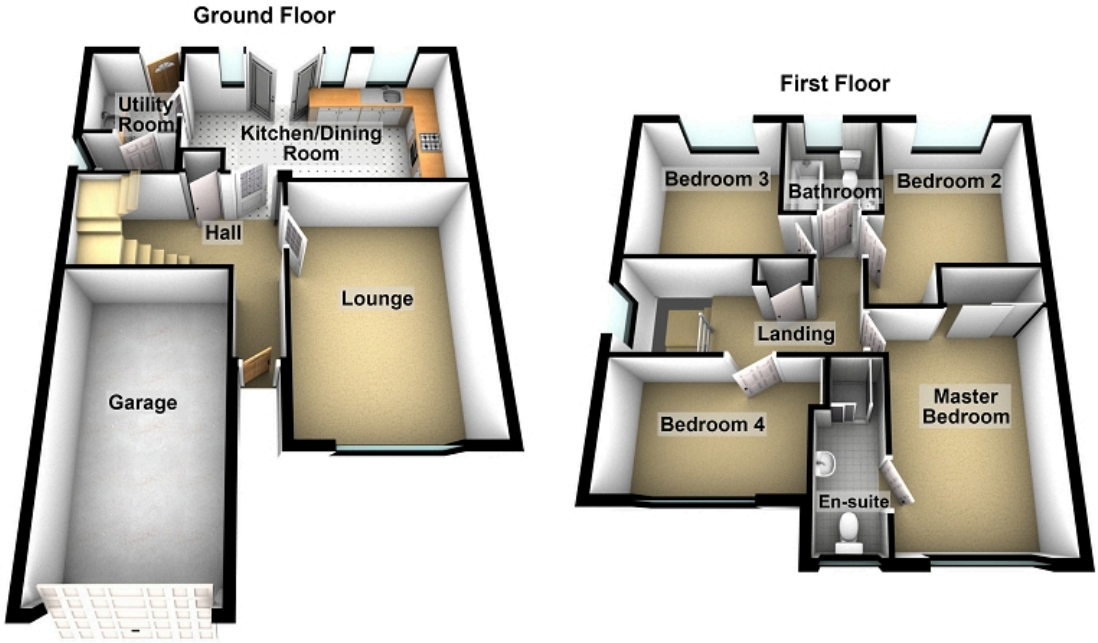












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