Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Edward Street
Alltwen
Pontardawe
Swansea

£230,000











- Video tour available
- Semi detached property
- Three bedrooms
- Two reception rooms
- First floor bathroom
- Enclosed rear garden
- Off road parking
- Viewing highly recommended

Ref: PRB11909

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Viewing Instructions: Strictly By Appointment Only

General Description

A well presented three bedroom semi detached property with off road parking and large rear enclosed garden within the sought after village of Alltwen. This spacious property benefits from three bedrooms, lounge, dining room and is situated ideally for schools, bus routes, Pontardawe town centre, M4, superstore, shops and local amenities making it the perfect home for all aspects of life.

Accommodation

The accommodation comprises :-

Ground Floor

Entered via uPVC door.



Lounge (11' 1" x 15' 10") or (3.38m x 4.82m)

Double glazed window to front, wood burner with tiled hearth and wood mantle, fitted carpet, radiator, door to dining room.



Dining Room (9' 11" x 15' 10") or (3.02m x 4.82m)

Double glazed windows to rear and side, wood flooring, radiator, doorway to kitchen, staircase to first floor.



Kitchen (10' 9" x 10' 4") or (3.28m x 3.14m)

Fitted with a range of wall base units with worktop over, inset sink with mixer tap and drainer. Integrated fridge freezer, range cooker with extractor hood over, plumbed for dishwasher. Wood effect vinyl flooring, radiator, double glazed window to rear, double glazed uPVC door to rear garden.

First Floor



Landing (11' 11" x 8' 2") or (3.63m x 2.49m)

Doors to three bedrooms and bathroom, fitted carpet, double glazed window to rear.



Bedroom 1 (10' 9" x 10' 4") or (3.28m x 3.14m)

Double glazed window to rear, fitted carpet, radiator.



Bedroom 2 (11' 11" x 7' 9") or (3.64m x 2.36m)

Double glazed window to front, fitted carpet, radiator.



Bedroom 3 (9' 1" x 7' 9") or (2.77m x 2.36m)

Double glazed window to front, fitted carpet, radiator.



Bathroom (9' 1" x 9' 0") or (2.76m x 2.74m)

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

External

Front Garden

Courtyard style front garden with gated driveway. Gate leading to enclosed rear garden.



Rear Garden

Enclosed rear garden with patio overlooking garden leading down to lower patio and lawn with an abundance of mature shrubs flowering plants and trees. Decking area and wooden shed.

Basement

Mid height level basement, plumbed for washing machine, power points and lighting.

Outbuilding

Power points and lighting.

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:60

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C













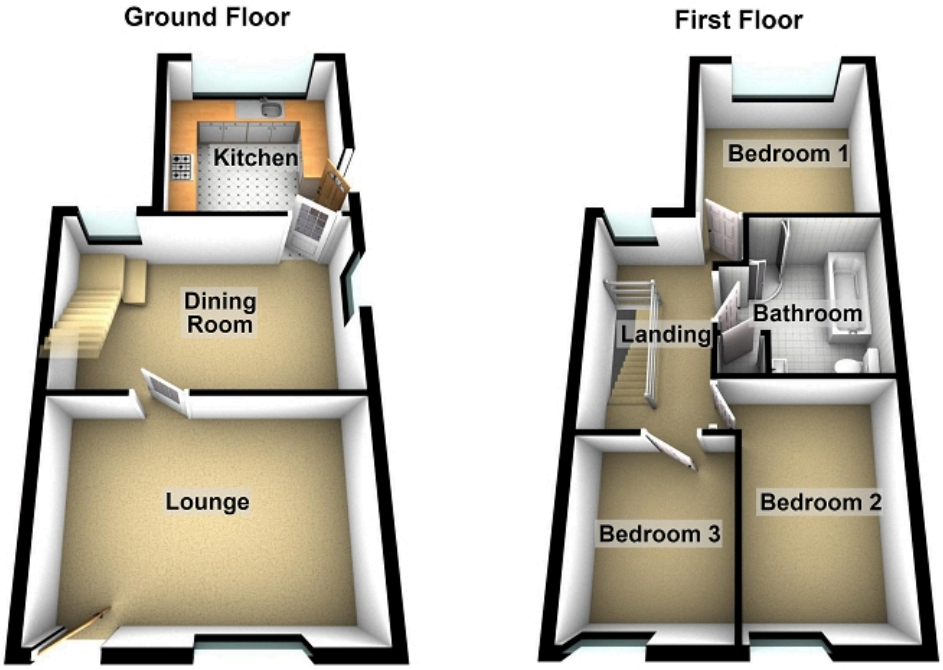












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