Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Godre'r Fro
Pontardawe
Swansea

£170,000











- Video tour available
- End terrace property
- Three bedrooms
- Lounge
- Kitchen/dining room
- Enclosed rear garden
- Off road parking
- Sought after location
- Viewing highly recommended
- Perfect first time purchase

Ref: PRB11938

Viewing Instructions: Strictly By Appointment Only

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General Description

A well presented three bedroom end terrace property sitting on a quiet cul de sac within the village of Rhyd Y Fro. This beautiful property benefits from an enclosed rear garden, kitchen/dining room, three bedrooms and is situated ideally for schools, bus routes, post office, Pontardawe town centre, M4, shops and local amenities making it the perfect home for all aspects of life.

Accommodation

The accommodation comprises :-

Ground Floor

Entered via uPVC door.



Hall (12' 10" x 5' 11") or (3.90m x 1.80m)

Door to lounge, under stairs storage, wood flooring, radiator, staircase to first floor.



Lounge (12' 10" x 12' 4") or (3.90m x 3.77m)

Double glazed bay window to front, fitted carpet, radiator, door to kitchen/dining room.



Kitchen/Dining Room (9' 9" x 18' 8") or (2.98m x 5.68m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Integrated electric fan oven with gas hob and extractor hood over, plumbed for washing machine. Wood effect flooring, part tiled walls, radiator, double glazed window to rear, double glazed French doors to rear garden.

First Floor

Landing (7' 10" x 6' 7") or (2.39m x 2.0m)

Doors to three bedrooms, bathroom and separate w/c. Storage cupboard housing gas combination boiler, fitted carpet.

Bedroom 1 (13' 3" x 9' 9") or (4.05m x 2.98m)

Double glazed window to front, fitted carpet, radiator.





Bedroom 2 (9' 3" x 6' 10") or (2.83m x 2.09m)

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



Bedroom 3 (8' 4" x 8' 6") or (2.55m x 2.59m)

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



Bathroom (6' 0" x 5' 7") or (1.84m x 1.70m)

Two piece suite comprising, panelled P shape bath with shower over and wash hand basin. Tiled flooring, tiled walls, heated towel rail, double glazed frosted window to rear.



Separate WC (6' 0" x 2' 11") or (1.84m x 0.89m)

Two piece suite comprising wash hand basin and low level w/c. Tiled walls and flooring, double glazed frosted window to rear.

External

Front Garden

Front lawn and off road parking with gated access to rear enclosed garden.

Rear Garden



Enclosed rear garden with patio, lawn and bark chipping area, storage 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.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:57

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B



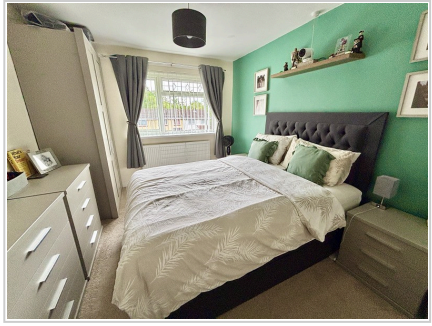






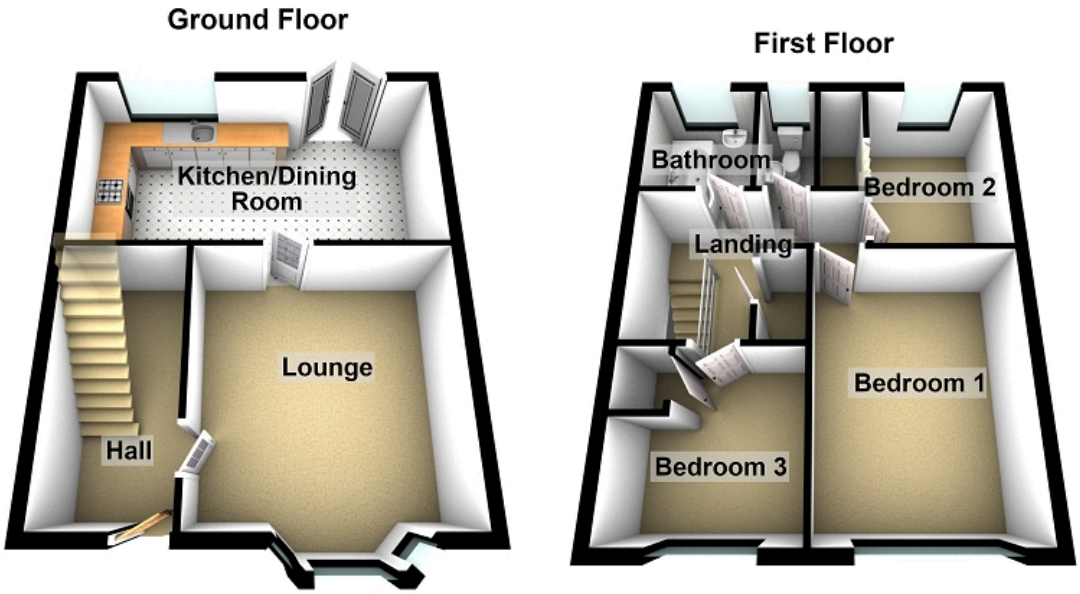










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