Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Waun Gron
Rhydyfro
Pontardawe
Swansea

£214,750











- Video tour available
- Semi detached property
- Three bedrooms
- Kitchen/dining room
- Three reception rooms
- Cloakroom
- Enclosed rear garden
- Off road parking
- Sought after cul de sac
- No onward chain

Ref: PRB11886

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Viewing Instructions: Strictly By Appointment Only

General Description

Offered for sale with no onward chain a semi detached three bedroom property sitting on a quiet cul de sac within the sought after village of Rhyd Y Fro. This spacious and versatile property benefits from three reception rooms, off road parking, enclosed rear garden and is situated ideally for schools, bus routes, post office, Pontardawe town centre, M4, shops and local amenities making it the perfect setting for a family home.

Accommodation

The accommodation comprises :-

Ground Floor

Entered via uPVC door.

Porch (5' 6" x 2' 10") or (1.68m x 0.86m)

Doors to cloakroom and lounge, wood effect flooring, radiator.

Cloakroom (5' 6" x 2' 11") or (1.68m x 0.90m)

Two piece suite comprising; wash hand basin and low level w/c. Wood effect flooring, Tiled splashback, heated towel rail, double glazed frosted window to front.



Lounge (13' 11" x 15' 11") or (4.24m x 4.85m)

Double glazed bow window to front, wood effect flooring, radiator, open plan to dining area. Door to kitchen/dining room, staircase to first floor.



Dining Area (9' 7" x 7' 8") or (2.93m x 2.34m)

Double glazed French doors to rear garden, wood effect flooring, radiator.



Kitchen/Dining Room (9' 7" x 16' 4") or (2.93m x 4.99m)

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, breakfast bar, plumbed for washing machine. Tile effect flooring, two radiators, two double glazed windows to rear, door to rear garden, open plan to inner hallway.

Inner Hallway (3' 8" x 8' 2") or (1.12m x 2.48m)

Storage cupboard, door to study/bedroom 4.



Study/ Bedroom 4 (12' 4" x 8' 2") or (3.75m x 2.48m)

Double glazed window to front, wood effect flooring, radiator.

First Floor



Landing (9' 9" x 5' 11") or (2.96m x 1.81m)

Double glazed window to side, doors to three bedrooms and bathroom, storage cupboard, fitted carpet.



Bedroom 1 (12' 9" x 7' 10") or (3.89m x 2.40m)

Double glazed window to front, fitted wardrobes with sliding mirrored doors, wood effect flooring, radiator.



Bedroom 2 (10' 9" x 7' 0") or (3.28m x 2.14m)

Double glazed window to rear, fitted wardrobes with sliding mirrored doors, fitted carpet, radiator.



Bedroom 3 (7' 7" x 7' 7") or (2.30m x 2.30m)

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

Bathroom (5' 11" x 7' 3") or (1.81m x 2.20m)

Three piece suite comprising; panelled bath with shower over, wash hand basin pedestal and low level w/c. Waterproof wall panels, tile effect flooring, radiator, double glazed frosted window to rear.



External

Front Garden

Off road parking and pathway with gated access to rear enclosed garden.



Rear Garden

Enclosed rear garden with lower patio leading to raised lawn and patio area, 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.

Services

Mains electricity, mains gas, mains water, mains drainage

EPC Rating:74

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D





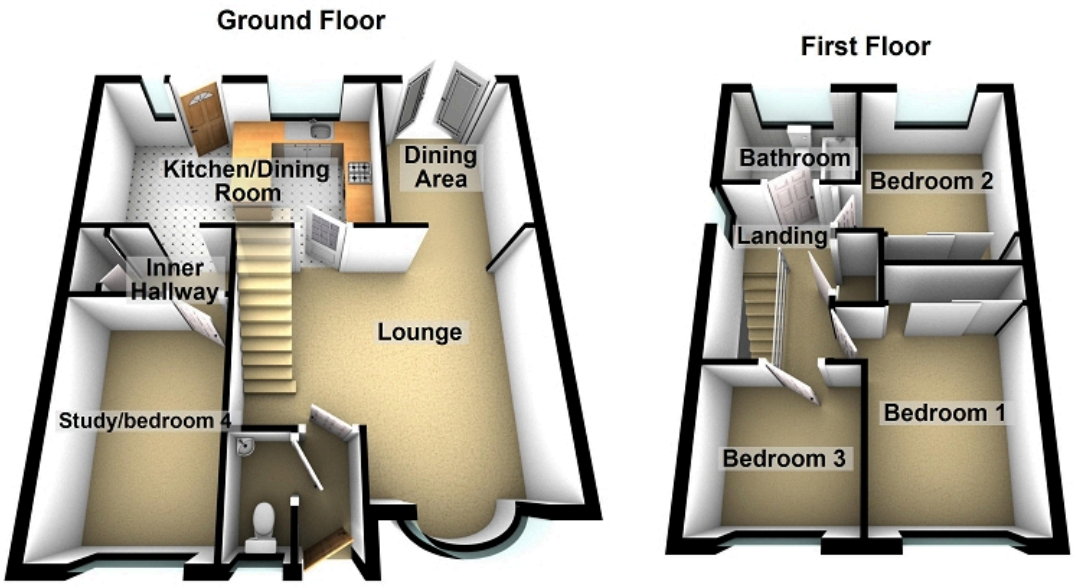












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