Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

West Crossways
Pontardawe
Swansea

£175,000











- Semi detached property
- Three bedrooms
- Two reception rooms
- Kitchen/breakfast room
- First floor bathroom
- Enclosed rear garden
- Off road parking
- Quiet cul de sac
- Sought after location
- No onward chain

Ref: PRB11930

Viewing Instructions: Strictly By Appointment Only

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General Description

Offered for sale with no onward chain a semi detached three bedroom property sitting on a quiet cul de sac within the village of Pontardawe. This spacious property 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.



Hall (5' 10" x 12' 1") or (1.79m x 3.69m)

Doors to lounge and dining room, storage cupboard, wood flooring, radiator, staircase to first floor.



Lounge (12' 3" x 15' 1") or (3.74m x 4.60m)

Double glazed French doors to rear garden. electric fire with marble hearth, fitted carpet, radiator.



Dining Room (7' 6" x 11' 8") or (2.28m x 3.55m)

Double glazed window to front, under stairs storage cupboard, wood flooring, radiator, open plan to kitchen/breakfast room.

Kitchen/Breakfast Room (9' 5" x 11' 8") or (2.88m x 3.55m)

Fitted with a range of wall and base units with worktop over, inset sink with mixer tap and drainer. Integrated electric fan oven with gas hob and extractor hood over, plumbed for washing machine. Wood flooring, part tiled walls, radiator, two double glazed windows, door to lean to.

Lean To (5' 10" x 5' 7") or (1.77m x 1.71m)

Double glazed window to side, radiator, doors to w/c, front garden and rear garden.

WC (2' 9" x 5' 7") or (0.83m x 1.71m)

Low level w/c.

First Floor

Landing (6' 8" x 9' 8") or (2.02m x 2.94m)

Doors to three bedrooms and bathroom, storage cupboard housing gas combination boiler, fitted carpet, double glazed window to front.



Bedroom 1 (11' 6" x 15' 1") or (3.51m x 4.60m)

Double glazed window to rear, fitted carpet, radiator.



Bedroom 2 (10' 4" x 11' 8") or (3.14m x 3.55m)

Double glazed window to rear, fitted carpet, radiator.

Bedroom 3 (6' 8" x 9' 5") or (2.02m x 2.88m)

Double glazed window to front, fitted carpet, radiator.



Bathroom (6' 8" x 7' 3") or (2.02m x 2.22m)

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

External



Front Garden

Off road parking and front lawn with an abundance of mature shrubs and flowering plants.

Rear Garden

Enclosed rear garden with patio leading to lawn with an abundance of mature shrubs and flowering plants, 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 water, mains gas, mains drainage

EPC Rating:63

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B









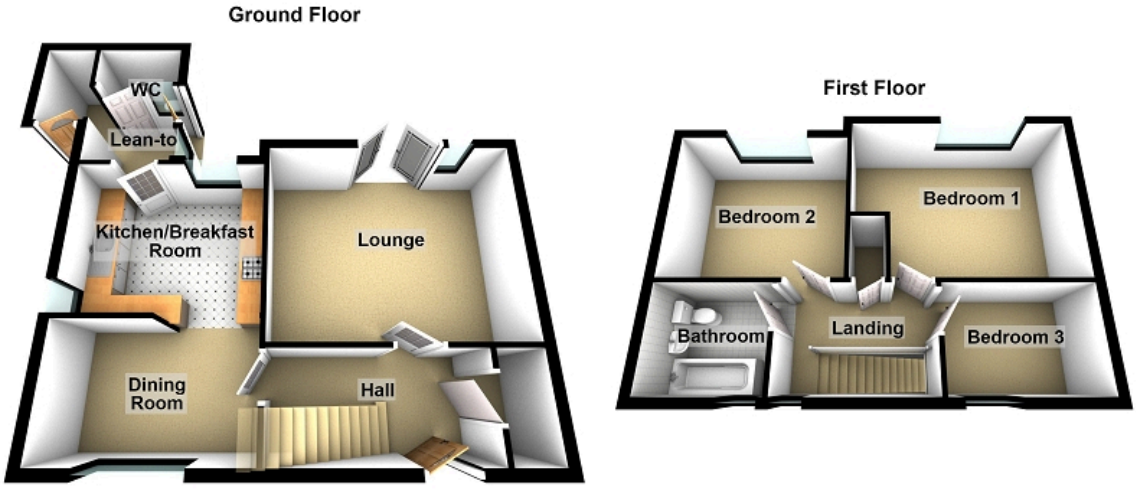










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