Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Primrose Lane
Pontardawe
Swansea

£219,950











- Video tour available
- End terrace cottage
- Three bedrooms
- Two reception rooms
- Open plan living space
- Wood burner
- Corner plot garden
- Off road parking
- Sought after location
- No onward chain

Ref: PRB11913

Viewing Instructions: Strictly By Appointment Only

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General Description

Offered for sale with no onward chain a well presented three bedroom end terrace cottage sitting on a corner plot on the highly sought after Primrose lane within the village of Rhos. This charming property benefits from open plan living, three bedrooms, off road parking and is situated ideally for schools, bus routes, post office, Pontardawe town centre, M4, shops and local amenities making it the perfect property for all aspects of life.

Accommodation

The accommodation comprises :-

Ground Floor

Entered via uPVC stable style door.



Lounge (11' 9" x 16' 10") or (3.57m x 5.14m)

Double glazed window to front, feature stone wall with wood burner and stone hearth. wood flooring, radiator, open plan to dining room.



Dining Room (9' 11" x 13' 0") or (3.02m x 3.97m)

Double glazed window to rear, wood flooring, radiator, doors to storage room and kitchen, staircase to first floor.



Kitchen (8' 11" x 10' 6") or (2.72m x 3.21m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Plumbed for washing machine, tiled flooring, part tiled walls, radiator. Double glazed window to rear, double glazed uPVC door to garden.

First Floor

Landing (9' 11" x 6' 7") or (3.02m x 2.0m)

Doors to three bedrooms and bathroom, fitted carpet, radiator.

Bedroom 1 (11' 9" x 8' 11") or (3.57m x 2.73m)

Double glazed window to front, wood flooring, radiator.





Bedroom 2 (6' 9" x 10' 6") or (2.06m x 3.21m)

Double glazed window to rear, fitted carpet, radiator.



Bedroom 3 (11' 9" x 7' 7") or (3.57m x 2.31m)

Double glazed window to front, fitted carpet, radiator.



Bathroom (8' 11" x 10' 6") or (2.72m x 3.21m)

Four piece suite comprising; walk in shower cubicle, free standing bath, wash hand basin vanity unit and low level w/c. Tiled flooring, part tiled walls, heated towel rail, storage cupboard, double glazed frosted window to rear.

External



Rear Garden

Corner plot garden with patio and lawn with an abundance of mature shrubs, hedges and flowering plants. lower patio and pathway leading to off road parking.

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:59

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C















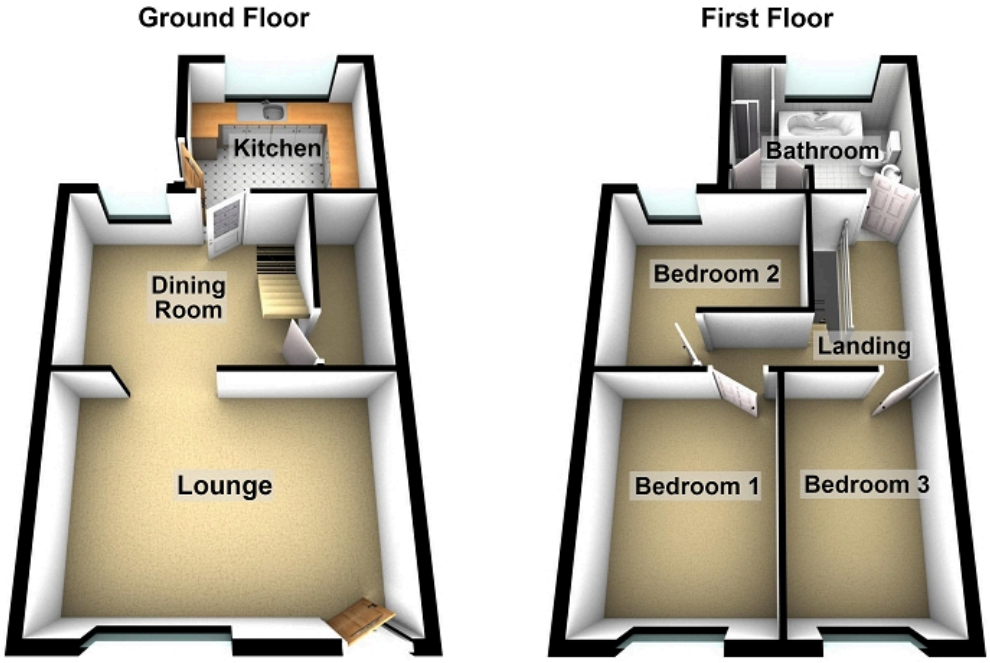












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