Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Clos Gelli Wen
Alltwen
Pontardawe
Swansea

£210,000











- Video tour available
- End terrace property
- Two double bedrooms
- Lounge
- Kitchen/dining room
- Cloakroom
- Enclosed rear garden
- Off road parking
- Sought after location
- Perfect first time purchase

Ref: PRB11942

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Viewing Instructions: Strictly By Appointment Only

General Description

A beautifully presented modern two bedroom end terrace property nestled away on a quiet cul de sac within a sort after development in the village of Alltwen. The property benefits from an enclosed rear garden, kitchen/dining room, two double bedrooms, off road parking and is situated ideally for schools, bus routes, Pontardawe town centre, M4, shops and local amenities making it the perfect home for all aspects of life. The property is still covered under the NHBC warranty provided by the deveoper.

Accommodation

The accommodation comprises :-

Ground Floor

Entered via composite door.

Hall (10' 3" x 3' 2") or (3.13m x 0.96m)

Door to lounge, fitted carpet, radiator, staircase to first floor.



Lounge (12' 10" x 10' 7") or (3.92m x 3.22m)

Double glazed window to front, under stairs storage cupboard, fitted carpet, radiator, door to kitchen/dining room.



Kitchen/Dining Room (13' 9" x 14' 1") or (4.19m x 4.28m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Integrated appliances include; dishwasher, electric fan oven and gas hob with extractor hood over. Storage cupboard plumbed for washing machine, tile effect flooring, radiator, door to cloakroom. Double glazed window to rear, double glazed French doors to rear garden.



Cloakroom (3' 5" x 6' 6") or (1.04m x 1.98m)

Two piece suite comprising; wash hand basin pedestal and low level w/c. Tile effect flooring, tiled splashback, radiator.

First Floor

Landing (6' 7" x 7' 6") or (2.0m x 2.28m)

Doors to two bedrooms and bathroom, fitted carpet, radiator, double glazed window to side.





Bedroom 1 (9' 9" x 14' 1") or (2.97m x 4.28m)

Double glazed window to rear, fitted carpet, radiator.



Bedroom 2 (9' 11" x 14' 1") or (3.03m x 4.28m)

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



Bathroom (6' 7" x 6' 3") or (2.0m x 1.90m)

Three piece suite comprising; panelled bath with shower over, wash hand basin pedestal and low level w/c. Tile effect flooring, part tiled walls, radiator.

External



Front Garden

Wood chipped area with mature shrubs, off road parking for two vehicles and gated access to rear enclosed garden.

Rear Garden

Enclosed rear garden with two patio areas, lawn and raised wood chipped area with mature shrubs and flowering plants.



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:83

Tenure

We are informed that the tenure is Freehold

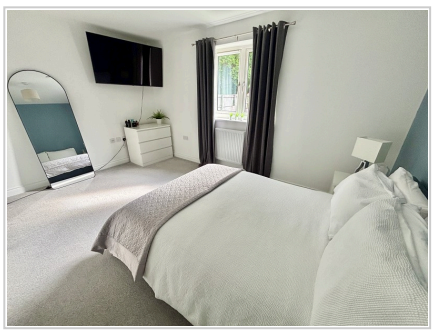
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Band B









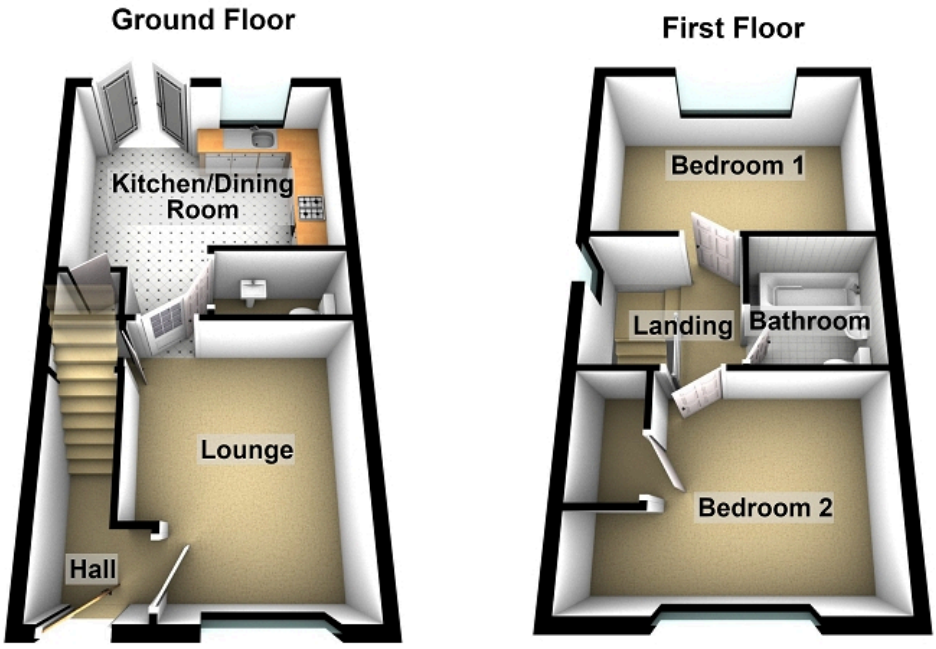












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