Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Bryn Derwen
Pontardawe
Swansea

£240,000











- Detached bungalow
- Three double reception rooms
- Living room
- Large lean to/reception room
- detached double garage
- Landscaped rear garden
- Off road parking
- Sought after location
- Viewing highly recommended
- No onward chain

Ref: PRB11893

Viewing Instructions: Strictly By Appointment Only

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General Description

Offered for sale with no onward chain a three bedroom detached bungalow sitting on a generous sized corner plot in a sought after modern development within the village of Pontardawe. The property benefits from three double bedrooms, enclosed rear garden, off road parking, detached double garage 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.

Accommodation

The accommodation comprises :-

Ground Floor

Entered via wooden glass panelled door.

Hall (3' 1" x 8' 3") or (0.93m x 2.51m)

Doors to kitchen, living room, bedroom 3 and cloakroom, radiator.



Kitchen (9' 11" x 8' 3") or (3.03m x 2.51m)

Fitted with a range of wall and base units with wokrtop over, inset stainless steel sink with mixer tap and drainer. Integrated electric fan oven with gas hob, plumbed for washing machine. Part tiled walls, wood effect flooring, window to side, door to lean to.



Lean To (14' 10" x 12' 9") or (4.52m x 3.88m)

Double glazed windows, two sets double glazed sliding doors, part tiled flooring.



Bedroom 3 (11' 5" x 8' 3") or (3.49m x 2.51m)

Double glazed window to front, built in wardrobes, fitted carpet, radiator.

Cloakroom (2' 7" x 4' 8") or (0.79m x 1.41m)

Two piece suite comprising; wash hand basin and low level w/c. Tiled splashback, wood effect flooring, frosted window to side.





Living Room (6' 7" x 12' 7") or (2.0m x 3.84m)

Double glazed bay window to front, fitted carpet, radiator, double glazed window to side.

Inner Hallway (6' 1" x 6' 1") or (1.85m x 1.85m)

Doors to two bedrooms and shower room, storage cupboard, fitted carpet.



Bedroom 1 (11' 0" x 11' 5") or (3.35m x 3.49m)

Double glazed window to rear, built in wardrobe, fitted carpet, radiator.



Bedroom 2 (9' 9" x 9' 5") or (2.96m x 2.86m)

Double glazed window to rear, built in wardrobe, fitted carpet, radiator.



Shower Room (7' 4" x 6' 2") or (2.24m x 1.89m)

Three piece suite comprising; wet room style shower cubicle, wash hand basin pedestal and low level w/c. waterproof wall panels, wet room style flooring, radiator, double glazed frosted window to side.

External

Front Garden



Front lawn with and abundance of mature shrubs, trees and flowering plants, path leading to gated access to front patio. Off road parking and gate leading to potting shed.



Detached double garage

Two up and over doors, power points and lighting, door to rear garden.



Rear Garden

Wrap around patio and a tiered landscaped garden with an abundance of flowering plants and mature shrubs. Small pond, raised patio area, potting shed with access to driveway.

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:65

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D







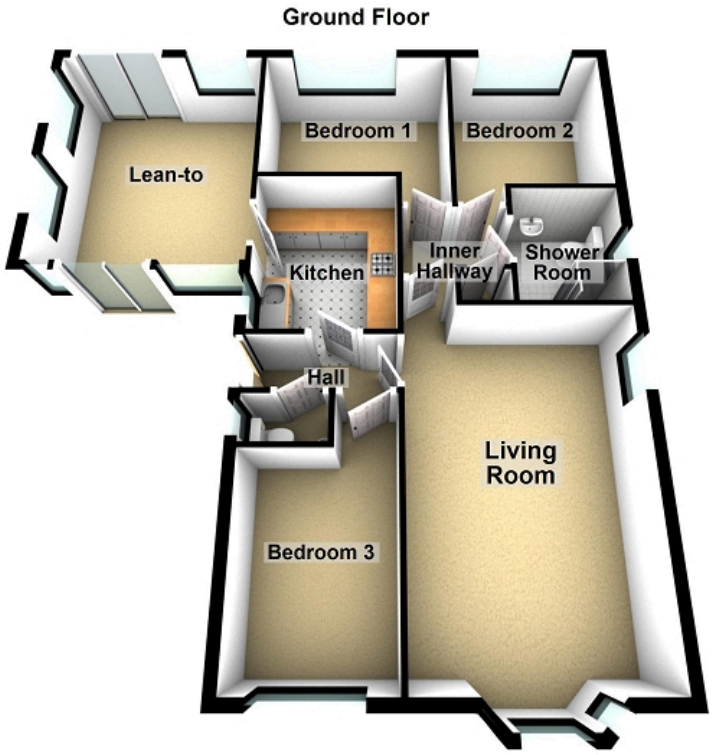










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