Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Heol Alfred Wallace
Rhos
Pontardawe
Swansea

£340,000











- Modern detached property
- Four bedrooms
- En suite off master bedroom
- Kitchen/dining room
- Two reception rooms
- Enclosed rear garden
- Off road parking for three vehicles
- Sought after residential development
- Viewing highly recommended
- Beautiful family home

Ref: PRB11854

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Viewing Instructions: Strictly By Appointment Only

General Description

A well presented modern four bedroom detached property sitting on a highly sought after residential development within the village of Rhos. This spacious property benefits from master bedroom with en suite, two reception rooms, enclosed rear garden, off road parking and is situated ideally for schools, bus routes, post office, Rhos park, 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.

Hall (11' 9" x 4' 10") or (3.58m x 1.48m)

Doors to sitting room and lounge, staircase to first floor.

Sitting Room (15' 7" x 8' 9") or (4.75m x 2.66m)

Double glazed window to front, radiator.



Lounge (15' 7" x 10' 9") or (4.75m x 3.27m)

Double glazed window to front, media wall with built in modern electric fire. Fitted carpet, radiator, double doors to kitchen/dining room.



Kitchen/Dining Room (10' 4" x 17' 11") or (3.15m x 5.46m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Integrated appliances include; fridge, freezer, electric fan oven with gas hob and extractor hood over. Under stair storage cupboard, wood effect flooring, part tiled walls, radiator, double glazed window to rear. Door to utility room, double glazed French doors to rear garden.



Utility Room (7' 0" x 5' 2") or (2.14m x 1.57m)

Fitted with wall units and worktop, plumbed for washing machine, wood effect flooring, radiator. Door to cloakroom, door to rear garden.

Cloakroom (3' 0" x 5' 2") or (0.91m x 1.57m)

Two piece suite comprising; wash hand basin pedestal and low level w/c. Wood effect flooring, tiled splashback, radiator, double glazed frosted window to rear.



First Floor



Landing (10' 9" x 6' 9") or (3.28m x 2.07m)

Doors to four bedrooms and bathroom, storage cupboard, fitted carpet.



Master Bedroom (10' 4" x 14' 4") or (3.15m x 4.36m)

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

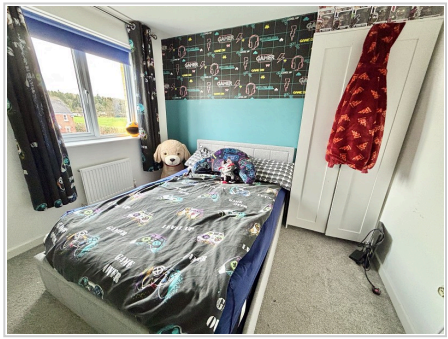
En-Suite (6' 1" x 5' 10") or (1.85m x 1.78m)

Three piece suite comprising; walk in shower cubicle, wash hand basin pedestal and low level w/c. Part tiled walls, tile effect vinyl flooring, radiator, double glazed frosted window to side.



Bedroom 2 (12' 4" x 8' 9") or (3.77m x 2.67m)

Double glazed window to front, fitted carpet, radiator.



Bedroom 3 (9' 7" x 8' 9") or (2.91m x 2.67m)

Double glazed window to rear, fitted carpet, radiator.

Bedroom 4 (9' 2" x 7' 2") or (2.80m x 2.19m)



Double glazed window to rear, fitted carpet, radiator.



Bathroom (6' 0" x 6' 9") or (1.82m x 2.07m)

Three piece suite comprising; panelled bath, wash hand basin pedestal and low level w/c. Part tiled walls, tile effect vinyl flooring, radiator, double glazed frosted window to rear.

External

Front Garden

Off road parking for three vehicles, gated side access to rear enclosed garden.



Rear Garden

Enclosed rear garden with patio and artificial lawn, 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.

Agents Note

We have been informed that an annual maintenance charge has been proposed for the development, legal advisers will need to verify.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:83

Tenure

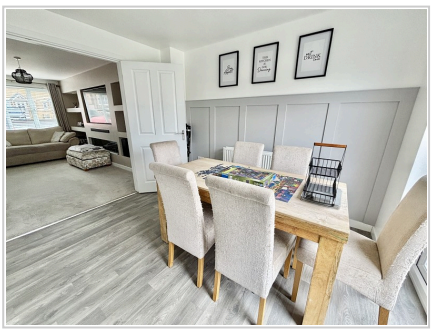
We are informed that the tenure is Freehold

Council Tax

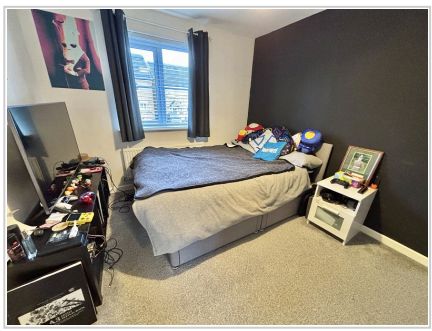
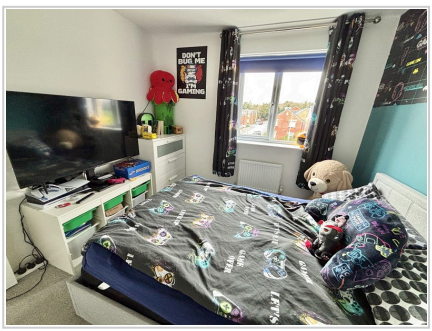
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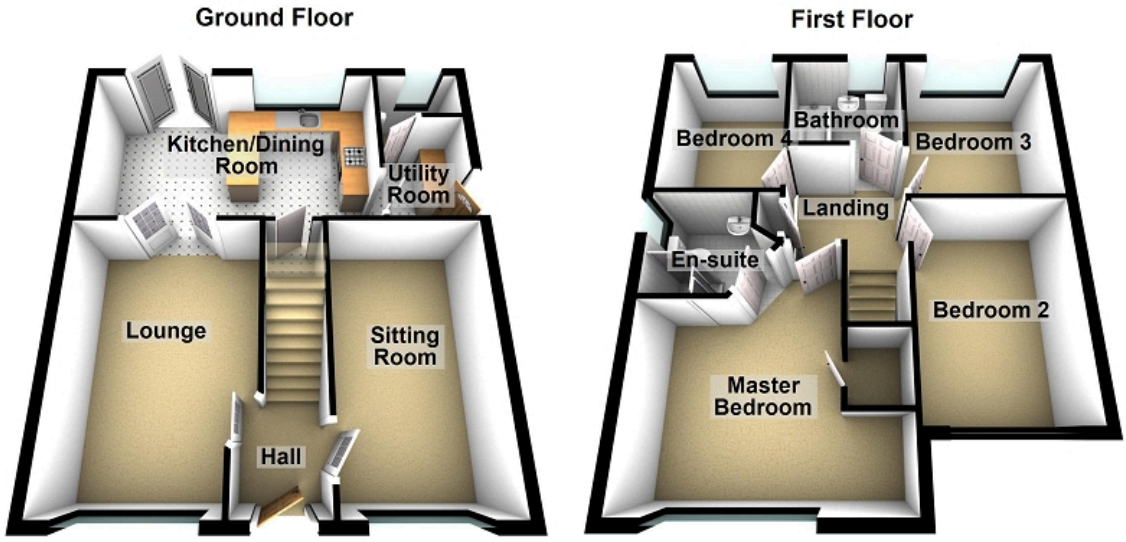








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