Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Grove Road
Pontardawe
Swansea

£250,000











- Video tour available
- Semi detached property
- Four bedrooms
- Two reception rooms
- Ground floor shower room
- First floor bathroom
- Enclosed rear garden
- Off road parking
- Sought after location
- Viewing highly recommended

Ref: PRB11894

Viewing Instructions: Strictly By Appointment Only

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General Description

A well presented four bedroom semi detached property sitting on a sought after street within the heart of Pontardawe. This spacious property benefits from two reception rooms, four bedrooms, off road parking, enclosed rear garden and is situated ideally for schools, bus routes, Swansea valley canal, 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 door.



Hall (16' 0" x 5' 7") or (4.88m x 1.71m)

Door to dining room, tiled and parquet flooring, radiator, staircase to first floor.



Lounge (12' 2" x 12' 2") or (3.70m x 3.71m)

Double glazed window to front, fireplace with tiled hearth and surround, wood mantle. Parquet flooring, radiator, open plan to dining room.



Dining Room (16' 1" x 12' 6") or (4.91m x 3.81m)

Double glazed French doors to driveway, parquet flooring, radiator, door to kitchen.



Kitchen (11' 11" x 9' 8") or (3.63m x 2.95m)

Fitted with a range of wall and base units with worktop over, inset Belfast sink with mixer tap. Integrated electric fan oven and electric hob with extractor hood over, tiled flooring, part tiled walls, radiator. Double glazed window to rear, door to shower room, open plan to utility area.

Utility space (11' 11" x 8' 9") or (3.63m x 2.66m)

Double glazed window to side. plumbed for washing machine and dishwasher, tiled flooring, door to rear garden.



Shower Room (12' 3" x 5' 3") or (3.73m x 1.60m)

Three piece suite comprising; walk in shower cubicle, wash hand basin pedestal and low level w/c. wood effect flooring, water proof wall panels, heated towel rail, double glazed frosted window to rear.

First Floor



Landing (7' 1" x 2' 8") or (2.16m x 0.82m)

Doors to four bedrooms and bathroom, fitted carpet.



Bedroom 1 (12' 2" x 10' 7") or (3.70m x 3.22m)

Double glazed window to front, wood effect flooring, radiator.



Bedroom 2 (11' 11" x 10' 11") or (3.64m x 3.33m)

Double glazed window to side, wood effect flooring, radiator



Bedroom 3 (12' 2" x 9' 6") or (3.72m x 2.90m)

Two double glazed windows, wood effect flooring, radiator.

Bedroom 4 (8' 4" x 7' 3") or (2.54m x 2.20m)

Double glazed window to front, fitted carpet, radiator.





Bathroom (8' 7" x 5' 3") or (2.62m x 1.59m)

Three piece suite comprising; corner bath with shower over, wash hand basin and low level w/c.

External

Front Garden

Courtyard style front garden and driveway leading to gated access to rear enclosed garden.



Rear Garden

Enclosed rear garden leading up to sizeable lawn with mature shrubs and trees. Purpose built storage 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:64

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C







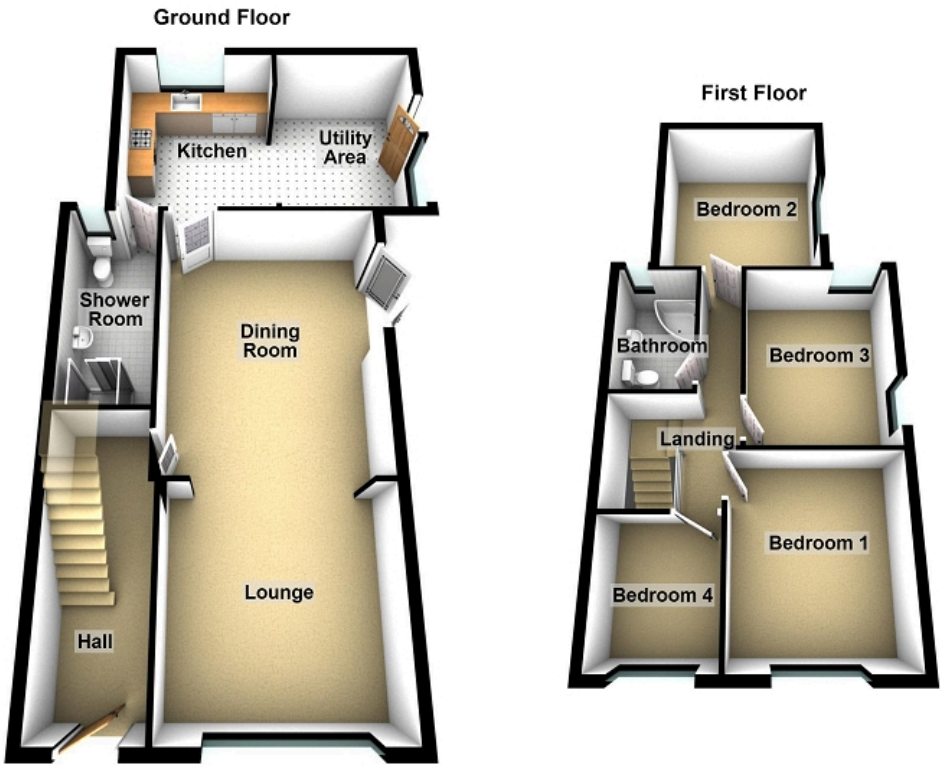












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