Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Neath Road
Pontardawe
Swansea

£485,000











- Video tour available
- Detached property
- Three double bedrooms
- En suite off master bedroom
- Two reception rooms
- Kitchen/dining room
- Integral double garage and detached single garage
- Off road parking for several vehicles
- Enclosed rear garden
- Viewing highly recommended

Ref: PRB11877

Viewing Instructions: Strictly By Appointment Only

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General Description

A beautifully presented three bedroom detached property, individually handcrafted to an exceptional standard nestled away within the highly sought after village of Rhos. This impressive home offers spacious and thoughtfully designed accommodation throughout and benefits from three double bedrooms with an en suite shower room off the master bedroom, two reception rooms, integral double garage and rear enclosed garden. The property is situated ideally for schools, Rhos park, Pontardawe town centre, M4, shops and local amenities whilst still enjoying a private and secluded setting making it the perfect setting for a family home.

Accommodation

The accommodation comprises :-

Ground Floor

Entered via uPVC door.



Entrance Hall (8' 0" x 12' 9") or (2.43m x 3.89m)

Doors to lounge, sitting room and kitchen/dining room, wood flooring, oak staircase to first floor.



Lounge (15' 10" x 11' 9") or (4.82m x 3.58m)

Double glazed windows to front and side, fireplace with wood mantle, fitted carpet.



Sitting Room (12' 9" x 10' 10") or (3.89m x 3.30m)

Double glazed window to front, fitted carpet.



Kitchen/Dining Room (13' 9" x 19' 9") or (4.20m x 6.02m)

Bespoke kitchen fitted with a range of wall and base units with granite worktop over, inset Belfast sink with mixer tap and drainer. Rangemaster cooker with extractor hood over, integrated dishwasher, tiled flooring, part tiled walls. Double glazed window to rear, uPVC stable style door to rear garden, door to utility room.



Utility Room (10' 9" x 11' 1") or (3.27m x 3.39m)

Double glazed window to rear, plumbed for washing machine, tiled flooring, doors to cloakroom and integral double garage.



Cloakroom (4' 11" x 4' 8") or (1.50m x 1.43m)

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

Double Garage (18' 2" x 20' 1") or (5.54m x 6.11m)

Integral double garage with electric roller shutter, lighting and power points, double glazed window to rear.

First Floor



Landing (7' 11" x 15' 10") or (2.41m x 4.82m)

Doors to three bedrooms and bathroom, airing cupboard with radiator, double glazed window to front.



Master Bedroom (19' 10" x 11' 11") or (6.04m x 3.62m)

Double glazed windows to front and side, fitted carpet, radiator, doors to en suite and walk in wardrobe.



En-Suite (5' 9" Max x 6' 9" Max) or (1.74m Max x 2.05m Max)

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

Walk-in Wardrobe (6' 9" x 7' 1") or (2.05m x 2.15m)

Fitted shelves and clothes rails, radiator.



Bedroom 2 (14' 1" x 9' 9") or (4.29m x 2.96m)

Double glazed window to rear, fitted carpet, radiator.



Bedroom 3 (12' 6" x 10' 9") or (3.81m x 3.28m)

Double glazed window to front, fitted carpet, radiator.



Bathroom (8' 11" Max x 10' 9" Max) or (2.73m Max x 3.27m Max)

Four piece suite comprising; free standing rolled top bathtub, walk in shower cubicle, wash hand basin pedestal and low level w/c. Tiled flooring, tiled walls, heated towel rail, double glazed frosted window to rear.

External



Front Garden

Driveway and off road parking for several vehicles, front lawn with well maintained hedges, gated access to rear enclosed garden.



Detached Garage

Electric roller shutter, power points and lighting, double glazed window, uPVC door to front garden.

Rear Garden

Enclosed rear garden made up of decking area, decorative stones and large lawn with a well maintained hedgerow.



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

Ground floor benefits front under floor heating throughout apart from the garage. Integral garage could be converted and extended above subject to planning.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:77

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





















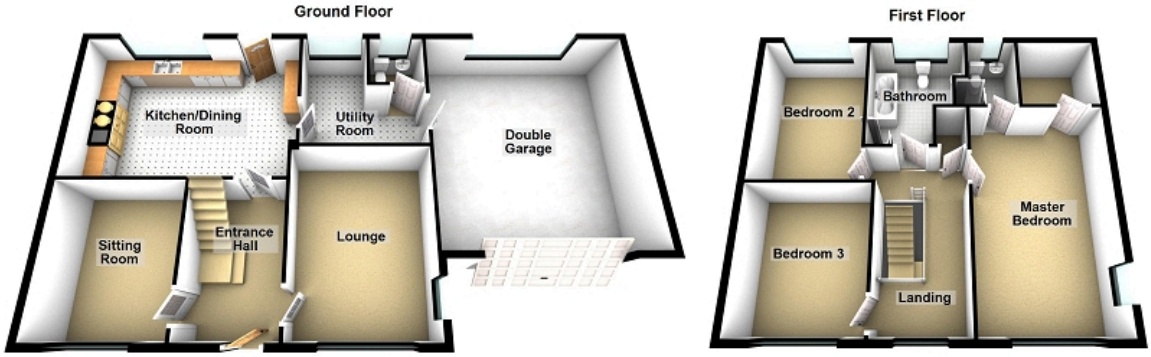










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