Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Ffordd Brynheulog
Pontardawe
Swansea

£290,000











- Detached bungalow
- Four bedrooms
- Two reception rooms
- Kitchen/breakfast room
- Integral garage
- Enclosed garden
- Driveway
- Sought after location
- Viewing highly recommended
- No onward chain

Ref: PRB11889

Viewing Instructions: Strictly By Appointment Only

0

General Description

Offered for sale with no onward chain a spacious four bedroom detached bungalow sitting in a sought after area within the village of Pontardawe. This well proportioned property benefits from two reception rooms, four bedrooms, kitchen/breakfast room, integral garage and is situated ideally for schools, bus routes, golf course, 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.

Entrance Hall (13' 7" x 11' 2") or (4.15m x 3.40m)

Door to lounge, fitted carpet, two radiators, open plan to hall.



Lounge (13' 11" x 13' 6") or (4.24m x 4.12m)

Double glazed bay window to front, fitted carpet, radiator, open plan to dining room.



Dining Room (9' 9" x 13' 6") or (2.96m x 4.12m)

Double glazed French doors to garden, fitted carpet, radiator, serving hatch to kitchen.

Kitchen/Breakfast Room (14' 10" x 11' 2") or (4.52m x 3.40m)

Fitted with a range of wall and base units with worktop over, inset ceramic sink with mixer tap and drainer. Integrated appliances include; washing machine, dishwasher, microwave, electric fan oven and gas hob with extractor hood over. Tiled flooring, part tiled walls, radiator, double glazed window to side, double glazed frosted uPVC door to garden.

Hall (29' 8" x 3' 10") or (9.05m x 1.16m)

Doors to kitchen/breakfast room, four bedrooms, shower room, w/c and rear porch. Storage cupboard, fitted carpet, radiator.

Bedroom 1 (12' 8" x 13' 2") or (3.85m x 4.02m)

Double glazed window to side, fitted wardrobes with mirrored doors, fitted carpet, radiator.





Bedroom 2 (11' 10" x 8' 9") or (3.61m x 2.66m)

Double glazed window to front, fitted carpet, radiator.



Bedroom 3 (8' 11" x 8' 9") or (2.72m x 2.66m)

Double glazed window to side, fitted carpet, radiator.



Bedroom 4 (8' 11" x 9' 0") or (2.72m x 2.74m)

Double glazed window to front, fitted carpet, radiator.



Shower Room (6' 9" x 8' 9") or (2.07m x 2.66m)

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

WC (2' 11" x 8' 9") or (0.89m x 2.66m)

Two piece suite comprising; wash hand basin vanity unit and low level w/c. Tiled flooring, part tiled walls, radiator, double glazed frosted window to side.

Rear Porch (7' 2" x 8' 9") or (2.18m x 2.66m)

Storage cupboard, radiator, door to integral garage, double glazed frosted uPVC door to garden.





Garage (19' 2" x 10' 10") or (5.83m x 3.30m)

Electric folding door, wall mounted gas combination boiler, double glazed window to side.

External

Front lawn with gated access to rear courtyard style patio. Steps leading up to raised flower area with an abundance of mature shrubs and trees. Gated driveway to rear.

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:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E









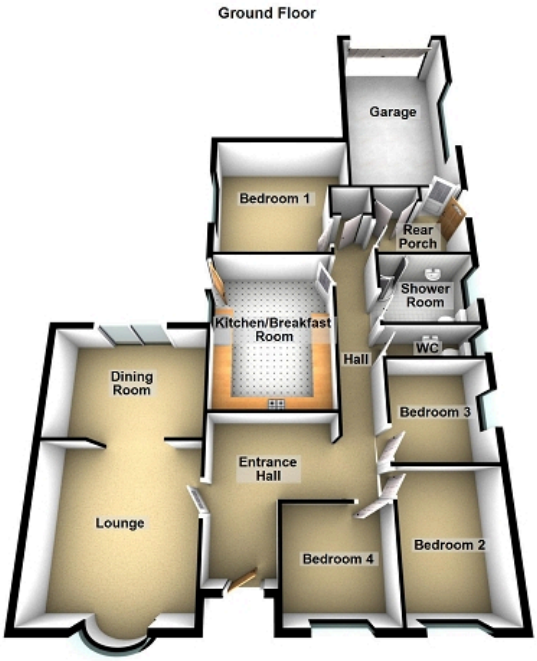












Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.