Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Garth Road
Rhydyfro
Pontardawe
Swansea

£350,000











- Video tour available
- Small holding
- Detached property
- Two reception rooms
- Kitchen/breakfast room
- The property is set in circa 3.25 acres
- Stables and outbuildings
- Off road parking
- Panoramic countryside views
- Viewing highly recommended

Ref: PRB11903

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Viewing Instructions: Strictly By Appointment Only

General Description

Twyn Y Garth is a smallholding suitable for Equestrian use with a 3 bedroom detached farmhouse sitting on circa 3.25 acres offering endless potential. This unique property benefits from three double bedrooms, multiple out buildings, off road parking and is situated ideally for schools, bus routes, Pontardawe town centre, M4, shops and local amenities making it the perfect home for many varieties of life.

Accommodation

The accommodation comprises :-

Ground Floor

Entered via uPVC door.

Porch (2' 11" x 6' 0") or (0.90m x 1.82m)

Doors to kitchen/breakfast room and w/c, tiled flooring, radiator.

Kitchen/Breakfast Room (15' 8" x 12' 11") or (4.78m x 3.93m)

Fitted with a range of base units with worktop over, inset sink with mixer tap and drainer. Range cooker, tiled flooring, part tiled walls, radiator. Double glazed windows to side and front, doors to pantry and hall.

WC (2' 10" x 5' 5") or (0.86m x 1.65m)

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

Hall (5' 5" x 8' 9") or (1.66m x 2.67m)

Doors to lounge, conservatory, and dining room. Tiled flooring, radiator, storage cupboard.



Lounge (13' 11" x 11' 0") or (4.23m x 3.35m)

Double glazed window to side, wood burner, tiled flooring, radiator, door to staircase.



Conservatory (11' 11" x 7' 7") or (3.62m x 2.31m)

Double glazed windows, door to grounds.

Dining Room (13' 11" x 14' 9") or (4.23m x 4.50m)

Double glazed window to front, original stone fireplace with wood burner. Tiled flooring, radiator, door to study.





Study (7' 2" x 13' 11") or (2.18m x 4.25m)

Two windows to rear, tiled flooring, radiator, door to utility.

Utility Room (7' 2" x 15' 7") or (2.18m x 4.76m)

Window to rear, tiled flooring, walk in shower cubicle, plumbed for washing machine, worktop with sink. Tiled flooring, radiator.

First Floor

Landing (20' 3" x 3' 5") or (6.17m x 1.05m)

Double glazed window to side, storage cupboard, fitted carpet, radiator, doors to three bedrooms and bathroom.



Bedroom 1 (13' 10" x 14' 9") or (4.21m x 4.50m)

Double glazed window to front, fitted carpet, radiator.



Bedroom 2 (11' 5" x 14' 10") or (3.48m x 4.51m)

Double glazed windows to front and side, fitted carpet, radiator.

Bedroom 3 (13' 5" x 11' 0") or (4.09m x 3.36m)

Double glazed window to side, fitted carpet, radiator.





Bathroom (6' 6" x 11' 0") or (1.98m x 3.36m)

Three piece suite comprising; panelled bath, wash hand basin pedestal and low level w/c. Airing cupboard, tiled walls, fitted carpet, radiator, double glazed window to rear.

External

Gated access with driveway parking for several vehicles. Various garden areas consisting mature plants, shrubs, apple trees and vegetable patch.
Stable block, outbuildings and greenhouses.
Circa 3.25 acres of land consisting 3 separate fields (2 of which have natural springs).

We have been informed that the common land directly behind has grazing rights for certain animals.

Services

Mains electricity, mains water

EPC Rating:22

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E

















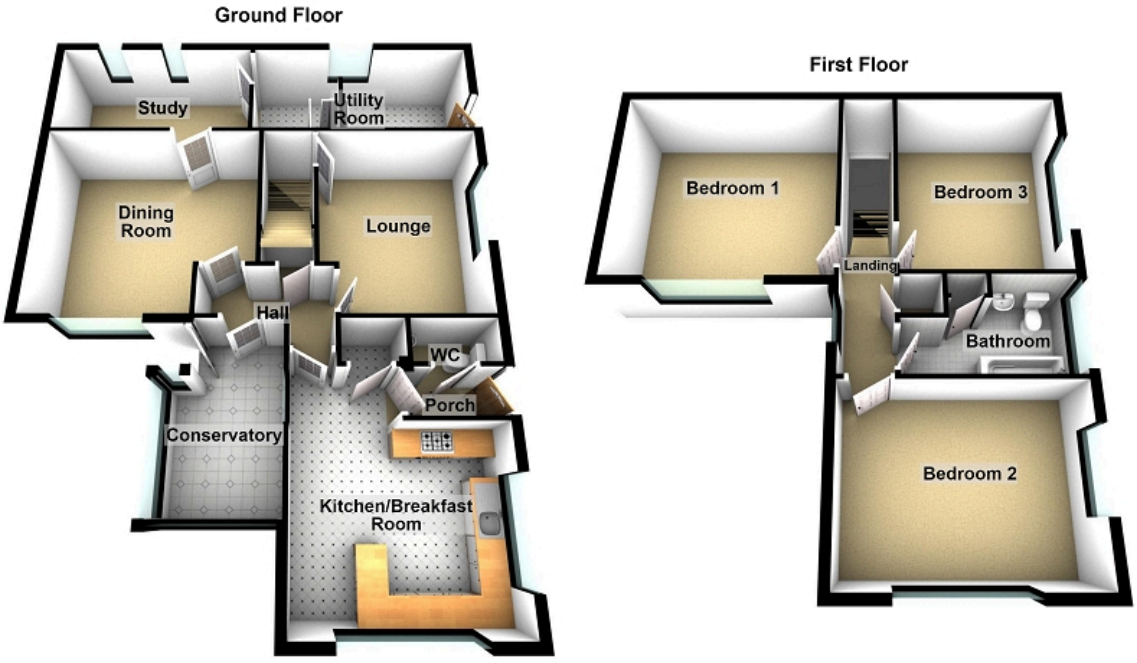










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