Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

James Street
Pontardawe
Swansea

£135,000











- No onward chain
- Traditional terraced cottage
- Two double bedrooms
- Two reception rooms
- Set out over three floors
- Enclosed rear garden
- Perfect first time purchase
- Viewing highly recommended

Ref: PRB11824

Viewing Instructions: Strictly By Appointment Only

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General Description

Offered for sale with no onward chain, this well-maintained traditional two-bedroom terraced cottage which enjoys a beautiful riverside aspect to the rear within Pontardawe. This deceptively spacious property benefits from two reception rooms, two double bedrooms, enclosed rear garden and is situated ideally for schools, bus routes, Pontardawe town centre, M4, superstore, shops and local amenities making it a perfect first time purchase.

Accommodation

The accommodation comprises :-

Ground Floor

Entered via uPVC door.

Hall (6' 0" x 6' 7") or (1.82m x 2.0m)

Doors to lounge and kitchen, fitted carpet, staircase to first floor.



Lounge (12' 0" x 8' 11") or (3.66m x 2.73m)

Double glazed window to front, electric firs with tile hearth and wood mantle, fitted carpet, radiator. Door to lower ground floor.



Kitchen (12' 0" x 7' 4") or (3.66m x 2.24m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Integrated electric fan oven with electric hob and extractor hood over, plumbed for washing machine. Wood effect flooring, part tiled walls, two double glazed windows, radiator.

Lower Ground Floor.



Sitting Room (11' 3" x 11' 8") or (3.42m x 3.56m)

Double glazed window to rear, storage cupboard, fitted carpet, radiator. Door to bathroom, staircase to ground floor, door to rear garden.

Bathroom (11' 3" x 7' 2") or (3.42m x 2.19m)

Three piece suite comprising; panelled bath with shower over, wash hand basin pedestal and low level w/c. Tile effect flooring, part tiled walls, radiator, double glazed frosted window to rear.



First Floor

Landing

Doors to two bedrooms, fitted carpet.



Bedroom 1 (12' 0" x 8' 11") or (3.66m x 2.72m)

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



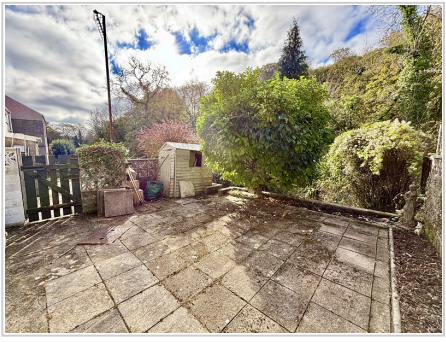
Bedroom 2 (12' 0" x 7' 4") or (3.66m x 2.24m)

Double glazed window to front, fitted carpet, radiator.

External

Front Garden

Walled courtyard style front garden.



Rear Garden

Enclosed rear garden with patio leading to sloped lawn with and abundance of mature shrubs and trees.

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:63

Tenure

We are informed that the tenure is Freehold

Council Tax

Band A









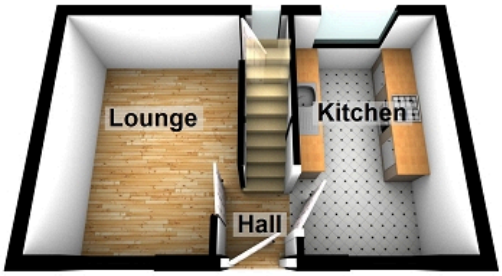




Lower Ground Floor



Ground Floor



First Floor



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