Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

# Waun Daniel
# Rhos
# Pontardawe
# Swansea

£235,000











- Video tour available
- Detached bungalow
- Three bedrooms
- Lounge/dining room
- Garage with mechanics pit
- Enclosed garden
- Off road parking
- Electrical vehicle charger
- Sought after cul de sac
- No onward chain

**Ref: PRB11866**

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Viewing Instructions: Strictly By Appointment Only

## General Description

Offered for sale with no onward chain a three bedroom detached bungalow with a garage and off road parking sitting on a quiet cul de sac within a sought after development in the village of Rhos. The property benefits from three bedrooms, lounge/dining room, enclosed garden and is situated ideally for schools, bus routes, Post office, Pontardawe town centre, M4, shops and local amenities making it the perfect home for all aspects of life.

## Accommodation

## The accommodation comprises :-

## Ground Floor

Entered via uPVC door.

## Porch

Doors to lounge/dining room and kitchen, wood flooring, radiator.



## Lounge/Dining Room (12' 3" x 15' 5") or (3.74m x 4.69m)

Double glazed box window to front, wood flooring, three radiators, door to hallway.



## Kitchen (9' 10" x 9' 9") or (2.99m x 2.98m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Plumbed for washing machine, part tiled walls, tiled flooring, radiator. Two double glazed windows, double glazed frosted uPVC door to front garden, door to hallway.

## Hallway

Doors to three bedrooms and bathroom, wood flooring, radiator.



## Bedroom 1 (13' 11" x 8' 10") or (4.24m x 2.69m)

Double glazed window to rear, storage cupboard housing wall mounted gas combination boiler. Wood flooring, radiator.

## Bedroom 2 (9' 10" x 8' 11") or (2.99m x 2.71m)

Double glazed window to rear, wood flooring, radiator.





## Bedroom 3 (9' 10" x 7' 1") or (2.99m x 2.17m)

Double glazed window to rear, wood flooring, radiator.

## Shower Room

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

## External



## Front Garden

Enclosed gated front garden with off road parking, lawn and mature shrubs.

## Garage

Up and over door, mechanics pit, lighting and power points, three windows.



## Rear Garden

Enclosed rear garden with patio, lawn and mature shrubs, greenhouse.

## 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

Electric vehicle charger fitted at the property.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:48

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band D











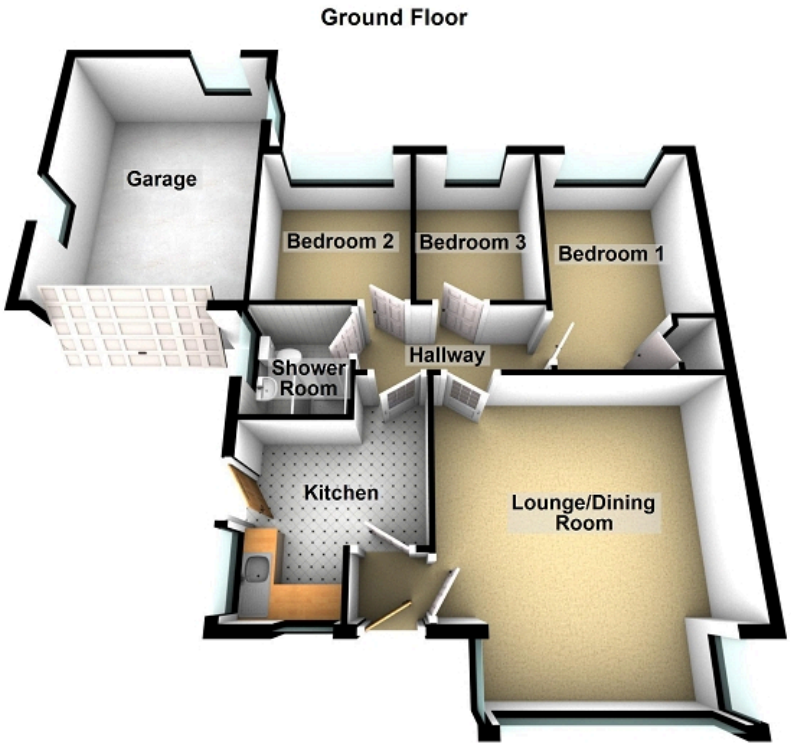













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