Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Glynmeirch Road
Trebanos
Pontardawe
Swansea

£425,000











- Video tour available
- Detached property in rural location
- Three double bedrooms
- Two reception rooms
- Study
- Kitchen/dining room
- Conservatory
- Large driveway for several vehicles
- Plot is just under half an acre
- Beautiful grounds with stream and natural pond

Ref: PRB11896

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Viewing Instructions: Strictly By Appointment Only

General Description

A beautifully presented three bedroom detached property surrounded by picturesque grounds nestled away in a semi rural location but also a stones throw away from local amenities. This incredible home sits on just under half an acre of gardens and well kept grounds including a stream running into a natural pond. The property benefits from master bedroom with en suite, three reception rooms, off road parking for several vehicles and is situated ideally for schools, scenic walking routes, Pontardawe town centre, M4, shops and local amenities making it the perfect setting for a family home.

Accommodation

The accommodation comprises :-

Ground Floor

Entered via uPVC door.

Porch (5' 4" x 7' 2") or (1.63m x 2.19m)

Double glazed window to front, fitted base units with worktop over, tiled flooring, radiator, door to sitting room.



Sitting Room (12' 9" x 17' 0") or (3.88m x 5.17m)

Double glazed window to side, multi fuel burner with slate hearth and wood mantle. Original feature spiral staircase, fitted carpet, radiator, opening to hall, door to kitchen/dining room.



Kitchen/Dining Room (10' 9" x 17' 0") or (3.28m x 5.17m)

Fitted with a range of wall and base units with worktop over, inset sink with mixer tap and drainer. Integrated appliances include; washing machine, dishwasher, electric fan oven with electric hob and extractor hood over. Tiled splashback, tiled flooring, radiator, double glazed window to rear. Orangery style extension with double glazed windows and double glazed sliding doors to rear garden.

Hall (5' 4" x 9' 5") or (1.63m x 2.88m)

Double doors to lounge, fitted carpet, double glazed French doors to front garden.



Lounge (18' 5" x 11' 6") or (5.61m x 3.50m)

Double glazed window to front, fitted carpet, two radiators, door to study, double glazed sliding doors to conservatory.

Conservatory (19' 3" x 9' 5") or (5.88m x 2.86m)



Double glazed windows, wood effect flooring, double glazed French doors to garden.



Study (7' 10" x 11' 6") or (2.40m x 3.50m)

Double glazed window to side, wood flooring, radiator.

First Floor



Landing (3' 3" x 12' 0") or (1.0m x 3.67m)

Double glazed window to rear, doors to three bedrooms and bathroom, fitted carpet, radiator.



Master Bedroom (15' 1" x 11' 6") or (4.60m x 3.50m)

Double glazed sliding doors with Juliet balcony, built in wardrobes, wood effect flooring, radiator, double glazed window to front, door to en suite.



En Suite (3' 3" x 8' 1") or (1.0m x 2.46m)

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

Bedroom 2 (12' 11" x 6' 8") or (3.93m x 2.03m)

Double glazed window to front, fitted carpet, radiator.





Bedroom 3 (7' 7" x 11' 6") or (2.30m x 3.50m)

Double glazed window to rear, built in wardrobes, wood effect flooring, radiator.



Bathroom (6' 0" x 7' 4") or (1.84m x 2.24m)

Three piece suite comprising; panelled bath with shower over, wash hand basin vanity unit and low level w/c. Wood flooring, part tiled walls, radiator, double glazed window to front.

External



Front Garden

Off road parking for several vehicles, front lawns with an abundance of mature shrubs trees and flowering plants. Patio area and access leading to rear garden and grounds.



Rear Garden

Original stone steps and wall and tiered lawns with an abundance of mature shrubs and flowering plants. Patio with pathway leading to enclosed grounds.

Grounds.

The property sits on just over half an acre and is accessed through a private gate onto large parking area and front garden. There are tiered lawns to the rear leading to a large grass meadow with an abundance of mature shrubs, trees and flowering plants. There is a stream that runs through the grounds creating a natural pond.



Broadband and Mobile phone

Super fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Agents Note

Property benefits from LPG gas central heating.

Services

Mains electricity, mains water, mains drainage

EPC Rating:37

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E











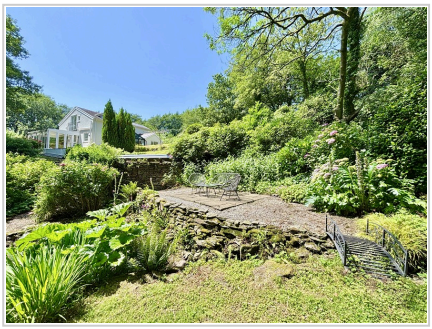






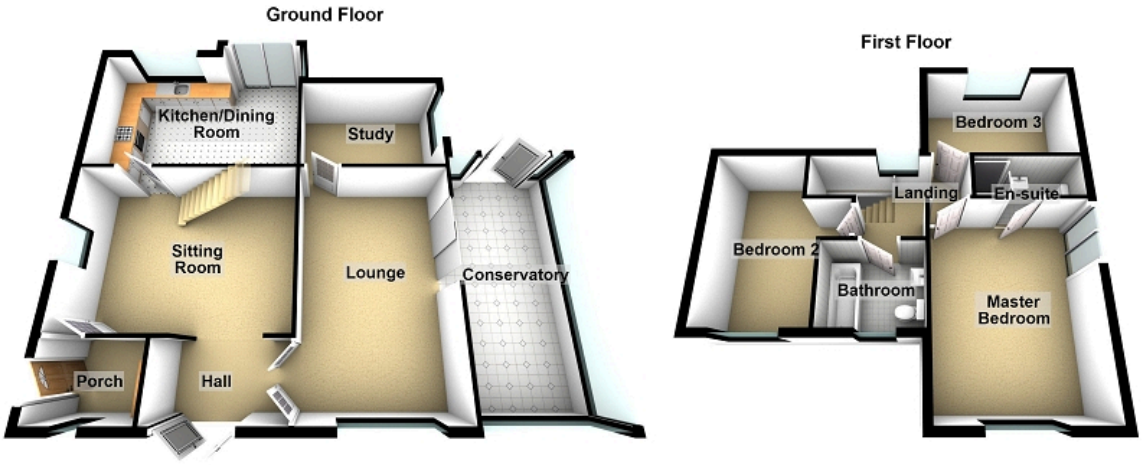










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