Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

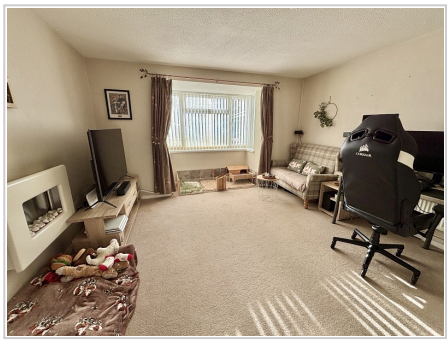
14 Offices Across South Wales

Waun Gron
Rhydyfro
Pontardawe
Swansea

£230,000











- Extended semi detached property
- Three double bedrooms
- En suite off master bedroom
- Two reception rooms
- Kitchen/breakfast room
- Enclosed rear garden backing onto woodland
- Off road parking for two vehicles
- Single garage
- Viewing highly recommended
- No onward chain

Ref: PRB11836

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Viewing Instructions: Strictly By Appointment Only

General Description

Offered for sale with no onward chain an extended three bedroom semi detached property nestled away on a sizeable corner plot with a sought after cul de sac in the village of Rhyd Y Fro. This spacious property benefits from three double bedrooms, two reception rooms, enclosed rear garden, off road parking and is situated ideally for schools, bus routes, post office, 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.

Hall (3' 3" x 7' 10") or (1.0m x 2.40m)

Doors to lounge, kitchen/breakfast room, sitting room, w/c, under stair storage cupboard, wood effect flooring.



Lounge (17' 5" x 12' 8") or (5.30m x 3.85m)

Double glazed bay window to front, fitted carpet, radiator, staircase to first floor.

Kitchen/Breakfast Room (8' 8" x 12' 8") or (2.65m x 3.85m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Integrated gas cooker with gas hob and extractor hood over, plumbed for washing machine. Tiled splashback, wood effect flooring, radiator, double glazed window to rear, double glazed uPVC door to rear garden.



Sitting Room (12' 10" x 11' 4") or (3.92m x 3.46m)

Double glazed window to rear, wood effect flooring, radiator.

WC (2' 7" x 7' 3") or (0.80m x 2.21m)

Two piece suite comprising; wash hand basin and low level w/c. Vinyl flooring, radiator, double glazed frosted window to front.

First Floor

Landing (9' 1" x 3' 3") or (2.76m x 1.0m)

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





Bedroom 1 (11' 4" x 11' 4") or (3.45m x 3.46m)

Double glazed window to rear, wood effect flooring, radiator, door to en suite.



En Suite (3' 4" x 8' 0") or (1.01m x 2.45m)

Three piece suite comprising; walk in shower cubicle, wash hand basin pedestal and low level w/c. Part tiled walls, vinyl flooring, heated towel rail, double glazed frosted window to front.



Bedroom 2 (8' 4" x 12' 8") or (2.55m x 3.85m)

Double glazed window to front, fitted carpet, radiator.



Bedroom 3 (8' 8" x 12' 8") or (2.65m x 3.85m)

Double glazed window to rear, fitted carpet, radiator.



Bathroom (5' 5" x 9' 3") or (1.65m x 2.83m)

Three piece suite comprising; P shaped panelled bath with shower over, wash hand basin vanity unit and low level w/c. Part tiled walls, vinyl flooring, radiator, light tunnel, storage cupboard.

External

Front Garden

Decorative stones and paved pathway, gated access to rear enclosed garden, off road parking for two vehicles.

Garage

Single garage with up and over door, side wooden door to driveway.



Rear Garden

Enclosed rear garden with sizeable lawn and mature shrubs over looking woodland. Decking and patio with wooden summer house.

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:71

Tenure

We are informed that the tenure is Freehold

Council Tax

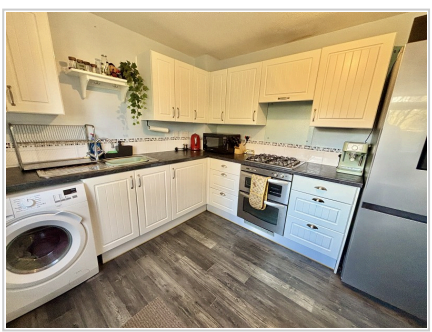
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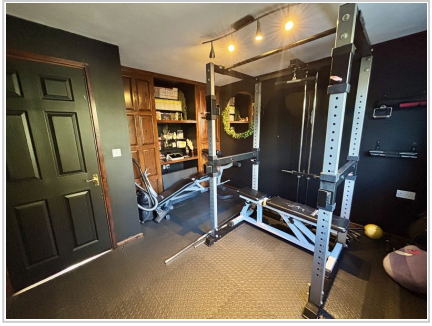










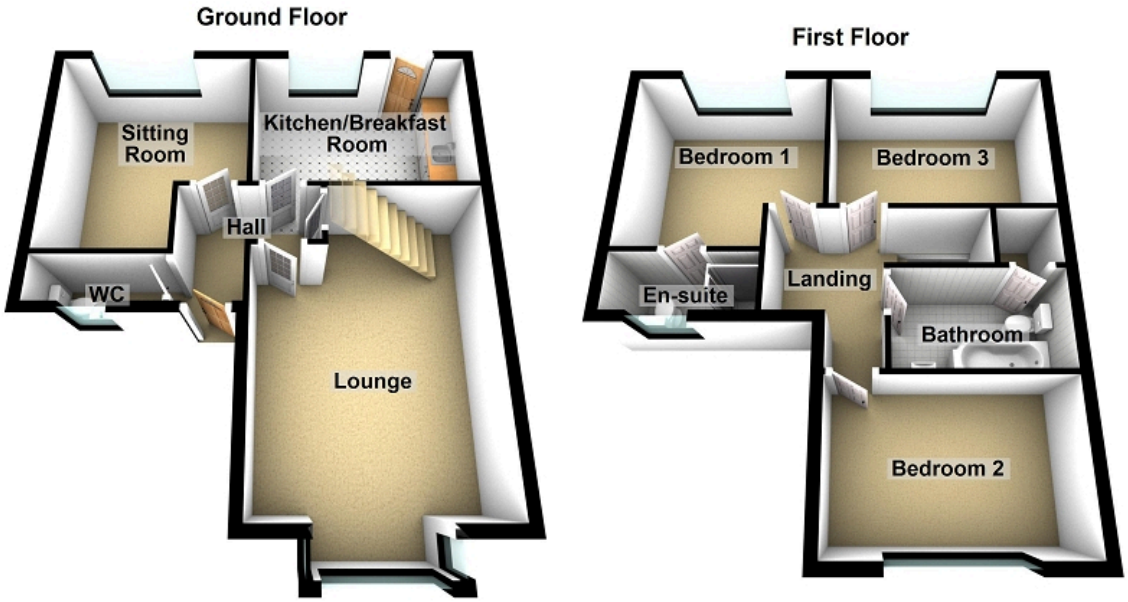












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