Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

New Road
Ynysmeudwy
Pontardawe
Swansea

£340,000











- Video tour available
- Detached property
- Four double bedrooms
- Four reception rooms
- Outdoor balcony with panoramic views
- Enclosed rear garden
- Detached double garage
- Viewing highly recommended
- Sought after location
- Please view agents notes

Ref: PRB11892

0

Viewing Instructions: Strictly By Appointment Only

General Description

A well presented traditional four bedroom detached property full of character and with panoramic hillside views to the rear. This spacious home benefits from four reception rooms, enclosed rear garden, four double bedrooms, detached double garage and is situated ideally for schools, bus routes, cycle paths, 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 (4' 2" x 4' 8") or (1.26m x 1.43m)

Door to hall, tiled flooring.



Hall (15' 11" x 5' 11") or (4.86m x 1.80m)

Doors to lounge, sitting room and breakfast room. Wood flooring, radiator, staircase to first floor.



Lounge (23' 3" x 13' 5") or (7.08m x 4.10m)

Two double glazed windows, fitted carpet, two radiators.



Sitting Room (10' 11" x 11' 1") or (3.32m x 3.38m)

Double glazed window to front, open fireplace with marble hearth and surround, wood flooring, radiator, open plan to dining room.

Dining Room (11' 3" x 9' 11") or (3.42m x 3.01m)

Window and serving hatch to kitchen, wood flooring, radiator.





Breakfast Room (11' 10" x 8' 7") or (3.60m x 2.61m)

Double glazed window to rear, tiled flooring, radiator. window to kitchen, doors to kitchen and shower room.



Kitchen (9' 9" x 11' 5") or (2.98m x 3.48m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink and mixer tap. Range cooker with extractor hood over, plumbed for washing machine and dishwasher. Roof lantern, tiled flooring, part tiled walls, two double glazed windows to rear, double glazed uPVC door to rear garden.

Shower Room (9' 0" x 3' 3") or (2.74m x 1.0m)

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

First Floor



Landing (9' 10" x 6' 7") or (3.0m x 2.0m)

Doors to four double bedrooms and bathroom, fitted carpet.



Bedroom 1 (11' 4" x 15' 10") or (3.46m x 4.82m)

Two double glazed windows to front, wood flooring, radiator.

Bedroom 2 (11' 4" x 13' 9") or (3.46m x 4.19m)



Double glazed window to front, fitted carpet, radiator.



Bedroom 3 (11' 6" x 13' 9") or (3.51m x 4.19m)

Two double glazed windows to rear, fitted carpet, radiator.



Bedroom 4 (11' 6" x 9' 8") or (3.51m x 2.95m)

Double glazed window to rear, fitted carpet, radiator.



Bathroom (10' 8" x 8' 8") or (3.26m x 2.65m)

Four piece suite comprising; walk in shower cubicle, panelled bath, wash hand basin pedestal and low level w/c. Storage cupboard, wood flooring, tiled walls, radiator, two frosted double glazed windows to side.

External

Front Garden

Gated courtyard style front garden with gated side access to rear enclosed garden.



Rear Garden

enclosed rear garden with two patios leading to two lawns with and abundance of mature shrubs, flowering plants and trees. Greenhouse and vegetable plot, steps leading to balcony with iron balustrade, doors to storage room, workshop and boiler room. Gated access to rear lane and detached garage.

Garage

Detached double garage with two up and over doors, power points and lighting.

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 Notes

Lease term: 999 years from 29 September 1899.
872 years remaining.
Ground rent is £1 per annum.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:57

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band E









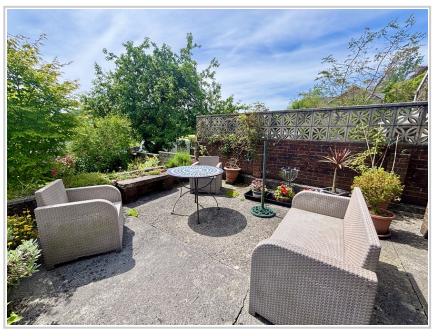








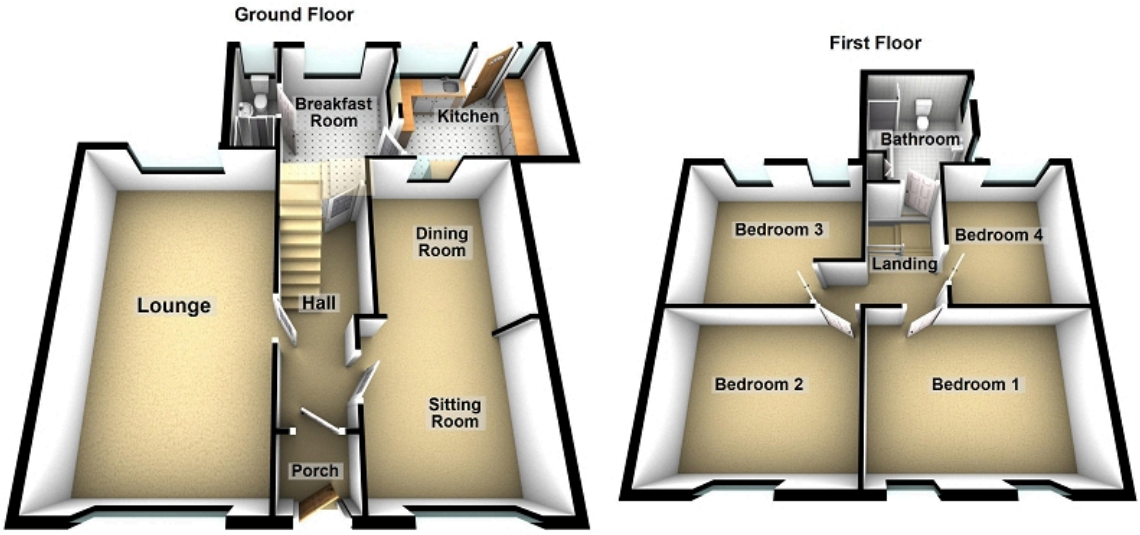








Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.