Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Heol Y Llwynau
Trebanos
Pontardawe
Swansea

£150,000











- Semi detached property
- Three bedrooms
- Two reception rooms
- Kitchen
- Ground floor shower room and first floor bathroom
- Gated off road parking
- Enclosed rear garden
- Viewing highly recommended
- No onward chain

Ref: PRB11917

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Viewing Instructions: Strictly By Appointment Only

General Description

Offered for sale with no onward chain a three bedroom semi detached property within the village of Trebanos. This spacious property benefits from two reception rooms, off road parking, enclosed rear garden and is situated ideally for schools, bus routes, Coed Gwilym park, Pontardawe town centre, M4, shops and local amenities.

Accommodation

The accommodation comprises :-

Ground Floor

Entered via uPVC door.

Porch (2' 4" x 5' 11") or (0.71m x 1.81m)

Door to hall, fitted carpet, radiator.

Hall (11' 3" x 5' 11") or (3.43m x 1.81m)

Doors to lounge, dining room and inner hallway. Wood effect flooring, staircase to first floor.



Lounge (9' 10" x 11' 6") or (3.0m x 3.50m)

Double glazed window to front, gas fire with marble hearth, parquet flooring, radiator.



Dining Room (12' 10" x 11' 6") or (3.92m x 3.50m)

Double glazed window to rear, gas fire with marble hearth, wood effect flooring, radiator.

Inner Hallway (8' 10" x 3' 0") or (2.68m x 0.91m)

Door to shower room, wood effect flooring, radiator, archway to kitchen.



Kitchen (8' 8" x 12' 2") or (2.65m x 3.71m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Integrated cooker with electric hob, plumbed for washing machine. Wood effect flooring, part tiled walls, radiator. Double glazed window to rear, doors to front garden and lean to.



Shower Room (11' 1" x 2' 7") or (3.38m x 0.80m)

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

First Floor



Landing (7' 9" x 6' 7") or (2.35m x 2.0m)

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



Bedroom 1 (12' 6" x 10' 0") or (3.82m x 3.04m)

Double glazed window to front, built in wardrobes with sliding doors, fitted carpet, radiator.



Bedroom 2 (10' 2" x 10' 11") or (3.10m x 3.32m)

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



Bedroom 3 (9' 3" x 7' 5") or (2.81m x 2.27m)

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

Bathroom (5' 5" x 6' 7") or (1.66m x 2.0m)

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



External

Front Garden

Gated access to off road parking and front lawn.



Rear Garden

Enclosed rear garden with patio and lawns, three purpose built storage sheds.

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.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:65

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B



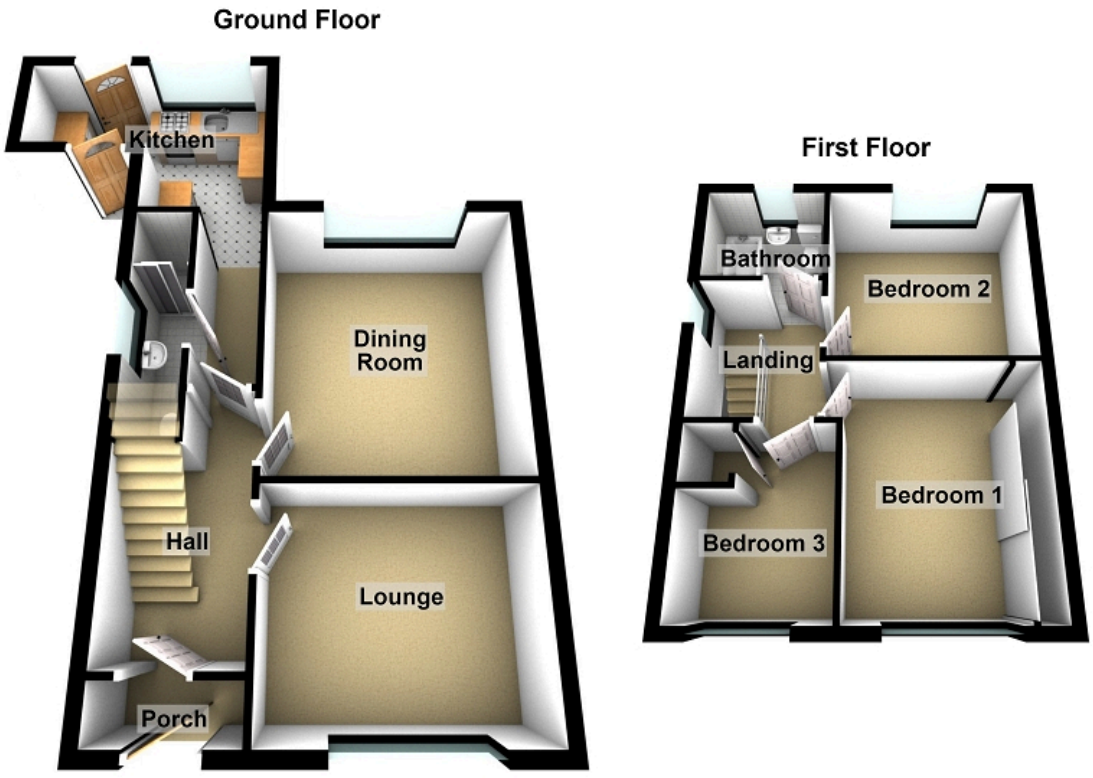










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