



## 13 Golwg Yr Afon

Pontarddulais, Swansea, SA4 0XS

Offers in the region of £490,000



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### Entrance Hallway

Entrance is via a composite door to a attractive and large hallway, Floor tiles, Smooth ceiling with fitted downlighters, 1 x smoke alarm, 2 x radiators, 1 x uPVC double glazed window with fitted vertical blinds, 1 x uPVC double glazed window to the rear with fitted blinds, Doors leading to the integral garage, Bedroom 3, Storage cupboard, Family bathroom, Bedroom 2, Bedroom 1 with an en-suite and Family Bathroom, A staircase leading to the second floor and a staircase to the ground floor.

### Integral Garage

17'5" x 11'3" (5.32m x 3.43m)

Up and over, Electric and light supply.

### Bedroom 1

13'10" x 11'0" (4.23m x 3.37m)

Laid carpet, in-built wardrobe, Smooth ceiling with 1 x light fitting, 1 x radiator, uPVC double glazed patio doors with the views of Pontarddulais, door to the en-suite.

### En-suite

5'10" x 5'8" (1.79m x 1.74m)

Featuring an Enclosed shower, wash hand basin over base unit, low level flush cistern, Heated towel rail, Floor tiles, Wall tiles, uPVC double glazed, uPVC double glazed window to the side, Wall mounted touch/sensor mirror, Smooth ceiling with 1 x light fitting, 1 x extractor fan.

### Bedroom 2

11'4" x 8'9" (3.47m x 2.69m)

Laid carpet, in-built wardrobe, Smooth ceiling with 1 x light fitting, 1 x radiator, uPVC double glazed window to the rear with roller blinds.

### Bedroom 3

11'4" x 10'4" (3.46m x 3.16m)

Laid carpet, in-built wardrobe, Smooth ceiling with 1 x light fitting, 1 x radiator, uPVC double glazed window to the front with vertical/slat blinds.

### Family Bathroom

7'3" x 7'0" (2.22m x 2.14)

Featuring a panelled bath, low level flush cistern, Pedestal wash hand basin, 1 x radiator, wall mounted mirrored cabinet, Floor tiles, Wall

tiles, Smooth coved ceiling with 1 x light fitting, 1 x extractor fan, 1 x uPVC double glazed window to the side with obscured glass.

### Staircase to ground floor

Laid carpet, Staircase leads to the downstairs hallway

### Downstairs Hallway

Attractive porcelain floor tiles, Smooth coved ceiling with fitted downlighters, 1 x smoke alarm, doors leading to the lounge, Downstairs W.C and bedroom 4/reception room 3, Arch leading to the kitchen/island area.

### Kitchen/Island

19'1" x 9'10" (5.82m x 3.0m)

Features an attractive and modern Sigma Forest Green wall and base units with quartz worksurface over, 1 1/2 bowl sink and drainer unit with a hot and cold mixer tap over, Integrated double oven and grill, Integrated microwave oven, Integrated 5 ring induction hob with extractor hood and splash back over, Integrated fridge freezer, Attractive porcelain tiles, 1 x uPVC double glazed window to the rear, uPVC double glazed patio doors to the rear, Stunning breakfast bar/Island with integrated wine cooler, 1 x radiator, Smooth coved ceiling with fitted downlighters and fitted light over island, Door leading to the utility room and storage room.

### Utility room

7'8" x 6'3" (2.34m x 1.93m)

Minimum range of attractive and modern base units, Plumbing made ready for a washing machine, Stainless steel sink and drainer unit with a hot and cold mixer tap over, Space for a tumble dryer, Worcester boiler, Part wall tiles, Porcelain floor tiles, uPVC double glazed door to the side with obscured glass, Smooth coved ceiling with 1 x light fitting.

### Bedroom 4/Reception Room 3

10'11" x 9'11" (3.33m x 3.04m)

Laid carpet, 1 x uPVC double glazed window to the side with vertical blinds, Smooth coved ceiling with 1 x light fitting, 1 x radiator.

### Downstairs shower room

7'6" x 3'3" (2.30m x 1.01m)

Low level flush cistern, wall mounted wash hand basin, Enclosed shower, 1 x radiator, wall and floor tiles, Smooth coved ceiling with 1 x light fitting, 1 x extractor fan.

## Lounge

27'3" x 11'5" (8.33m x 3.48m )

Large lounge, Laid carpet, Smooth covered ceiling with 2 x light fitting, 2 x radiators, patio doors leading to the rear with vertical blinds, arch leading to the sun room

## Sun Room

18'6" x 8'6" (5.65m x 2.60m)

Stunning floor tiles, 1 x radiator, uPVC double glazed windows to the side and rear, 1 x patio doors to the side, Smooth ceiling with fitted downlighters

## Staircase and landing to the second floor

Laid carpet, Smooth ceiling with 1 x light fitting, 1 x smoke alarm, Door leading to the attic room

## Attic room (Main Room)

15'10" x 15'0" (4.84m x 4.58m )

Large attic room which can be utilised as a bedroom or an additional reception room, Laid carpet, 1 x uPVC double glazed window to the side with vertical blinds, 2 x velux windows, Smooth ceiling with 2 x light fitting, 2 x eaves storage, 1 x Radiator.

## Attic room (Separate room)

15'0" x 8'0" (4.58m x 2.45m)

Laid carpet, 1 x radiator, Smooth ceiling with 1 x light fitting, eaves storage, Door to en-suite,

## En-suite

9'9" x 5'3" (2.98m x 1.61m)

Featuring an enclosed shower, Floor and wall tiles, wall mounted wash hand basin, Low level flush cistern, 1 x radiator, Smooth ceiling with 1 x light fitting, Extractor fan, 1 x uPVC double glazed window to the side with obscured glass.

## Externally

Externally and to the front of the property there is a driveway, providing off road parking for over 3 vehicles. There is side access which leads to the rear and enclosed garden. The rear enjoying views of Pontardulais and features a mixture of laid lawn, patio area, and a large decking area. The garden explores further to the rear where occupiers may develop further/potential for a beautiful terraced garden. Occupiers may enjoy many hours of sunshine in a quiet and tranquil environment.

## Disclaimer

Disclaimer general information Services:

Mains electricity, water and sewerage services. The appliances at this property have not been tested and purchasers are advised to make their own enquiries to

satisfy that they are in good working order and comply with current statutory regulations. Important information These particulars are set out as a general outline for guidance.

Prospective purchasers/Buyers should satisfy as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as

statements or representations of fact. All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.



## Road Map



## Hybrid Map



## Terrain Map



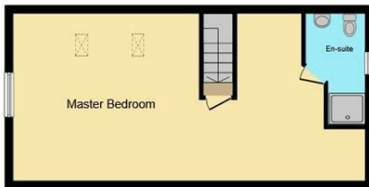
## Floor Plan



Lower Ground Floor



Ground Floor



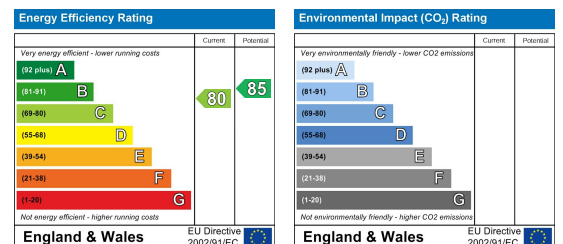
First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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