



4 Heol Bancyroffis, Pontyates, SA15 5SA

£129,995

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Nestled in the sleepy village of Pontyates, situated on a private and quiet cul-de-sac, we are excited to offer for sale this fully renovated two bedroom cottage on Heol Bancyroffis. This cosy cottage has been renovated to an extremely high standard, future proofing it by benefiting from numerous environmental features.

Housed under a new slate roof and benefitting from 5 Kilo Watts of Solar panels (owned) and already wired to be able to run off-grid when a battery bank is introduced under the stairs. The house runs totally on electric so could benefit from the government grant to complete the battery installation, negating future energy rises and bills on completion. The central heating is provided by extremely sensitive ceramic heaters that can be timed for optimum efficiency. The property has had the external walls, downstairs ceilings and bathroom ceiling insulated reducing the heating costs phenomenally. The floors have also been replaced and are now covered with terrazzo tiles and a 100mm of insulation incorporated. All windows have been replaced and are triple glazed and eco coated further adding to the cost saving elements of the property. Newly fitted composite doors complement the windows and finish the property beautifully.

The property further comprises:

Entrance

Door into:

Hallway

Stairs to first floor, terrazzo tiled flooring.





Lounge

11'4 x 9'5 approx (3.45m x 2.87m approx)

Window to fore, terrazzo tiled flooring, under stairs storage cupboard, ceramic heater.

Kitchen/Diner

11'6 x 8'7 approx (3.51m x 2.62m approx)

Window and door to rear, terrazzo tiled flooring, a range of wall and base units with worktop over, space for cooker and washing machine, sink and drainer with mixer tap, partly tiled walls, ceramic heater.



First Floor Landing

Storage cupboard, loft access.

Bedroom One

12'4 x 9'5 approx (3.76m x 2.87m approx)

Two windows to fore, built in wardrobe, ceramic heater.



Bedroom Two

10'8 x 5'6 approx (3.25m x 1.68m approx)

Window to rear, ceramic heater.

Shower Room

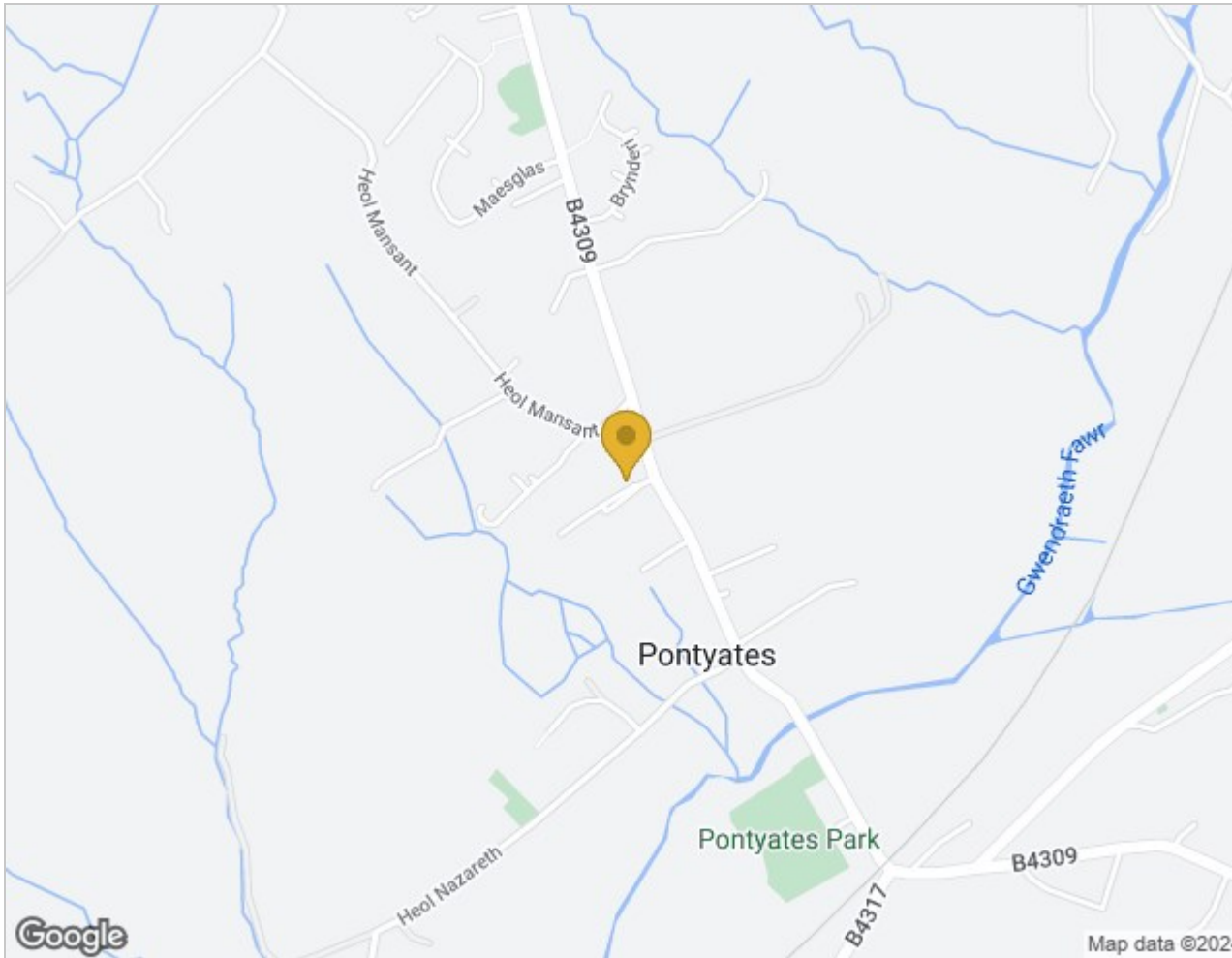
Window to rear, vinyl flooring, tiled and respatex walls, W/C, wash hand basin set in vanity unit, shower cubicle, chrome towel heater.

Externally

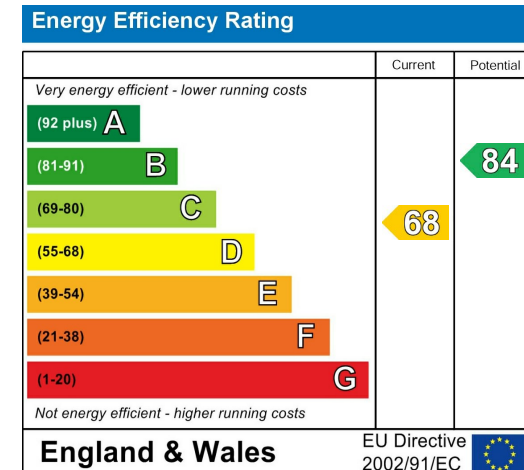
Enclosed garden mainly laid to patio.



To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Mid Terrace Property
- Two Bedrooms
- Village Location
- Recently, Fully Renovated
- Off Road Parking
- Approx 45m2
- Renovated with minimising future running costs in mind
- 5 KW of Owned Solar Panels set into roof
- Council Tax Band B
- EPC Rating-D



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.