



Heol Cynfeli, Rhos,
Pontardawe, SA8 3FD.

Offers in the Region Of £279,999

****Exclusive with Abbey Residential Agents****

If you are interested in this home, please call us verbally to arrange a viewing of the home.

Abbey Residential Agents are proud to offer this well presented, three-bedroom detached family home situated on a select development in Rhos, Pontardawe which was constructed in 2021, set on a corner position with landscaped low maintenance gardens and a driveway leading to a detached garage.

The family home offers a modern decoration throughout with ample family living space of modern open aspect of an entertaining space in the family kitchen/diner and a lounge with leads onto the enclosed side garden. We would strongly recommend internal viewing of this family home. Ideally situated for the local schools. A short journey to Pontardawe Town Centre or to Neath Town Centre. There is ultrafast broadband in the location and mobile phone signal is deemed to be good. To the ground floor there is an entrance hall, kitchen/diner with fitted units, utility room, cloakroom and a lounge. To the first floor there is a landing area, master bedroom with en-suite shower room, further two bedrooms a first floor family bathroom. Externally there are low maintenance gardens. To the right hand side is the main garden and a driveway leading to the detached garage.

Entrance

via front door into the hall.

Hall

Radiator (covered), plain plastered ceiling. Staircase to the first floor. Door into the lounge. Door into the kitchen/diner.

Kitchen/Diner

18' 5" x 9' 3" (5.61m x 2.82m)

Double glazed window to the front elevation. Two double glazed windows to the side elevation. Radiator. Plain plastered ceiling. Space for a dining room table and chairs. Radiator. Spotlights to the ceiling. A range of fitted wall and base units inset stainless steel sink unit, space for a dishwasher. Inset gas hob, oven and an extractor fan. Brick effect tiled splash backs. Under lights to the wall units. Integrated fridge and freezer. Storage cupboard. Door into the utility.

Utility Room

5' 3" x 6' 2" (1.60m x 1.88m)

Half frosted door into the rear aspect. Plain plastered ceiling. Radiator. Wall mounted boiler. Space for a washing machine. Space for a tumble dryer. Door to the side elevation. Door into the cloakroom.

Cloakroom

A suite consists of push button toilet, sink unit with tiled splashback. Radiator. Extractor fan.

Lounge

18' 7" x 10' 4" (5.66m x 3.15m)

Double glazed window to the front elevation, plain plastered ceiling, two radiators. Pvc door to the side elevation with a side pane.

First Floor Landing

Access to the loft. Double glazed window to the rear elevation. Cupboard housing storage. Doors off to the bedrooms and the family bathroom.



Bedroom One

18' 5" x 10' 5" (5.61m x 3.17m)

Double glazed window to the front and side elevation, plain plastered ceiling, two radiators. Door into the en-suite shower room.

En-suite Shower Room

7' 2" x 3' 11" (2.18m x 1.19m)

Frosted double glazed window to the front elevation, extractor fan, plain plastered ceiling, towel rail. A suite consists of push button toilet, pedestal wash hand basin, shower cubicle with tiled splash backs.

Bedroom Two

10' 8" x 8' 5" (3.25m x 2.56m)

Double glazed window to the front and side elevation, plain plastered ceiling, radiator.

Bedroom Three

7' 6" x 9' 4" (2.28m x 2.84m)

Double glazed window to the side elevation, plain plastered ceiling, radiator.

Family Bathroom

6' 4" x 7' 2" (1.93m x 2.18m)

Frosted double glazed window to the front elevation. Plain plastered ceiling. Towel rail. Extractor fan. A suite consists of push button toilet, pedestal wash hand basin (Ideal Standard). Tiled splash backs.

Garden

To the front there is a low maintenance garden. To the left hand side there is further low maintenance garden. To the right hand side there is gate which leads a full width decking area and an area laid to lawn. To the left there is a driveway leading to a garage.

Garage

With up and over door.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - D

Energy Performance Certificate

Current - 83 - B Potential - 94 - A - Total Floor Area 91 square metres. Certificate Number 2439-8033-0000-0137-8296 Valid until 12th July 2031. Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agent.

Please contact ourselves to arranging a viewing of the home.

Disclaimer

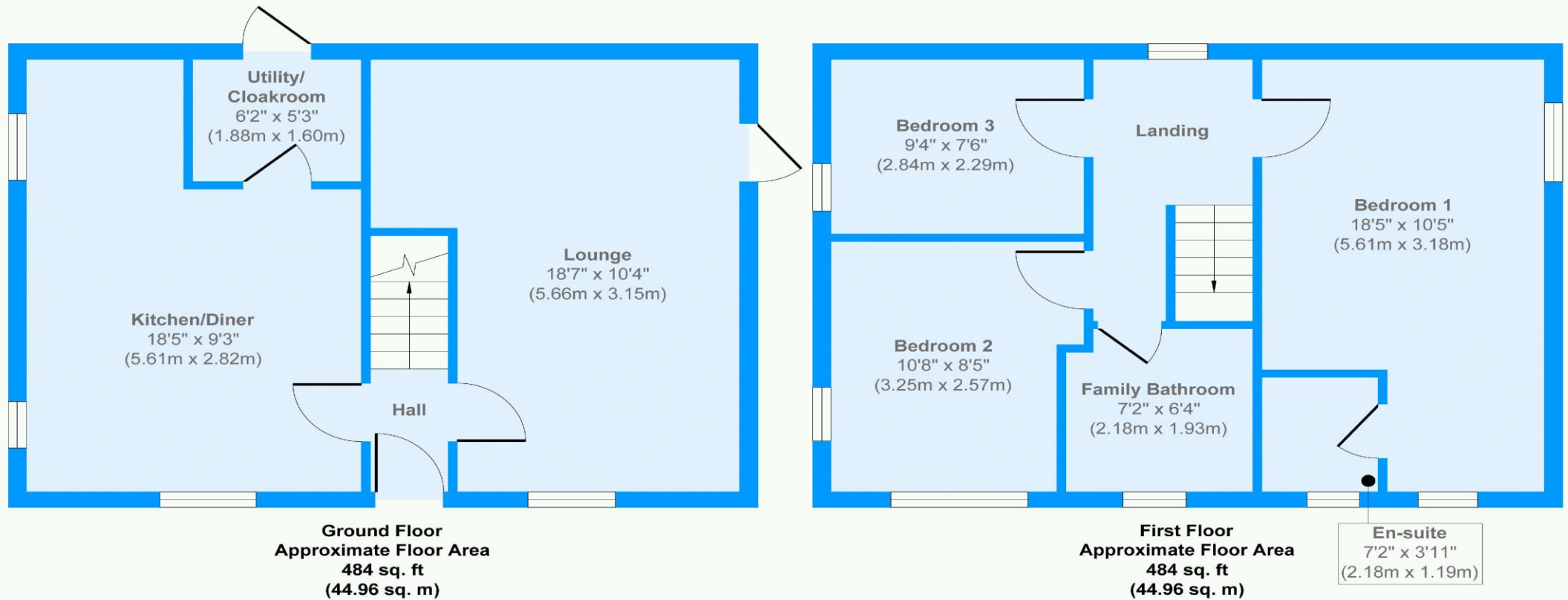
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be



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