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245 Delffordd  
Pontardawe  
Swansea  
SA8 3EP



## 245 Delffordd

Asking price **£299,950**

A lovingly maintained three bedroom detached bungalow, located within a sought after area of Rhos and occupying one of the largest plots on the development of Delffordd.

A three bedroom detached bungalow

Available to purchase with no ongoing chain

Situated at the head of a quiet cul-de-sac

Positioned on a larger than average plot

Two reception rooms plus conservatory

Three bedrooms, one with private en-suite

UPVC double glazing throughout

Driveway off road parking and generous sheltered car port area

Private and fully enclosed rear garden









Located at the head of a quiet cul-de-sac within the sought after residential area of Delffordd, is this lovingly maintained three bedroom detached bungalow. The property is positioned on one of the largest plots within Delffordd, offering ample off road parking and generous private gardens. It has been lovingly maintained by the same owner for over ten years and is now available to purchase with no ongoing chain.

The property is entered via a UPVC and glazed panel door into an entrance porch area, with a large window to the front, tiled flooring and a full height storage cupboard to one end of the room enclosed by bi-fold doors. A set of wooden and glazed panel double doors provide access through to the kitchen.

The kitchen has been fitted with a matching range of contemporary wooden base and wall mounted units, with a unique floor to ceiling corner pantry storage cupboard.

It's benefits from an integrated electric oven, integrated slim line dishwasher, integrated washing machine, ceramic sink unit and a four burner electric hob with extractor hood over. There is a continuation of the same tiled flooring as the hallway and a window positioned above the sink unit provides light and views of the carport and side garden.

A door to the side of the room provides access into the lounge. This light and spacious room features wood block patterned flooring, a focal feature wood burning stove set on a slate hearth and a large bow window to the front.

At the rear of the room a second doorway leads in to the inner hallway, with a continuation of the same wood block patterned flooring as the lounge. The inner hallway provides access to two bedrooms, the second reception room and the shower room.

The main bedroom is a large sized double room with a continuation of the same flooring as the inner hallway, fitted wardrobe storage and a window to the rear enjoying views of the garden.

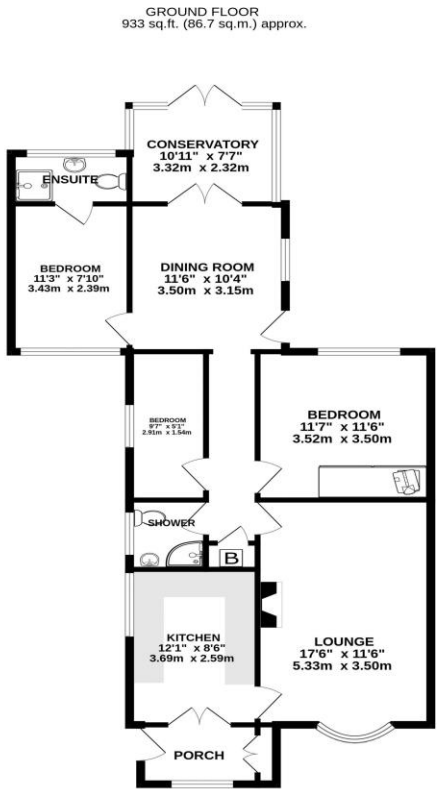
Bedroom three is a well-proportioned single bedroom located next to the shower room. The room has a window to the side and a continuation of the same wood block flooring.

At the end of the hallway is the second reception room, currently used as the dining room. It has a continuation of the wood block patterned flooring, with a window to the side, a rear door giving access to the garden, french doors to the rear leading into the conservatory and a final internal door providing access to the second bedroom. The second bedroom is a comfortable sized double bedroom with fitted carpet flooring, a window to the front and a doorway opening into a private en-suite shower room. The ensuite has been fitted with a three piece suite to include; single shower cubicle, low level WC and a vanity wash hand basin with cupboard storage below. The ensuite has a large obscure window to the rear and tile effect vinyl flooring.

Back off the inner hallway the shower room has been fitted with a modern three piece suite to include; corner shower cubicle, low level WC and a vanity wash hand basin. The room has an obscure glazed window to the side and vinyl flooring.

Outside, the property sits proudly at the head of the quiet cul-de-sac and occupies a larger than average plot. To the front, there is a well established garden space offering an abundance of mixed plants and shrubs. To the side, a brick pavia driveway offers off road parking for one vehicle ahead of a set of galvanised gates enclosing the side garden and the remaining drive way, sheltered by a large carport. The side garden is mainly laid to gravel with mature shrub borders and a central red lead acer tree. Wood panel fencing with side access gate separates the side garden from the rear.

The rear garden is a large sweeping lawned space, with a continuation of mature plant and shrub borders. There is an ornate paved patio area laid adjacent to the conservatory, a sheltered wooden decked area to the side and a large timber summer house in the far corner. To one side there is a raised plant border with established shrubs and a gravel pathway leading to a level area, ideal for positioning a large storage shed.





## Directions

Sat Nav: SA8 3EP

## Tenure

Freehold

## Services

Council Tax Band D

EPC Rating D

Viewing strictly by  
appointment through  
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## Energy performance certificate (EPC)

Address	Property type	Energy rating	Current	Potential
33 Alfred Street, Neath, West Glamorgan, SA11 1EH	Detached bungalow	D	80	80

Property type: Detached bungalow  
Total floor area: 80 square metres

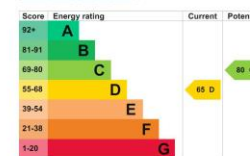
## Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read more about the rules on letting properties on the [www.gov.uk/government/consultations/energy-ratings-for-rental-properties](http://www.gov.uk/government/consultations/energy-ratings-for-rental-properties)

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy rating](http://www.gov.uk/government/consultations/energy-ratings-for-rental-properties)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- The average energy rating is D
- The average energy score is 60

## Breakdown of property's energy performance

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



