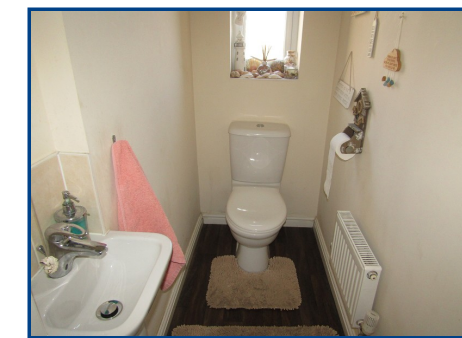




**Parc Gilbertson
Gelligron
Pontardawe.**

Offers In Region Of **£325,000**



- Very well presented Modern Detached House
- Four Bedrooms (1 With En-Suite Facilities)
- Two Reception Rooms
- Modern fitted kitchen
- Utility and a cloakroom
- Gas central heating
- Double glazing
- Integral garage & Parking
- Envious cul-de-sac location
- Views to rear

General Description

EPC Rating: B81

A spacious and well presented modern detached house situated in an enviable cul-de-sac position with enclosed rear garden with pleasant views in the highly popular Parc Gilbertson development. The property offers an entrance hall, a spacious bay window lounge with double doors to the dining room, utility room and a cloakroom to ground floor, four bedrooms, one with en-suite facilities and a family bathroom to the first floor. There is parking to the front and an integral garage, side access leading to a good size flat garden with a spacious patio and a lawn area.



Viewing: **01792 865 042**

Website: **www.ctf-uk.com**

Email: **pontardawe@ctf-uk.com**

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Professional Services
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Property Description

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Ground Floor

Entrance Hall

Double glazed door to front, radiator, stairs leading to landing and first floor.

Cloakroom

Frosted double glazed window to front, wash hand basin, W.C., radiator.

Lounge (14' 1" x 11' 1") or (4.28m x 3.37m)

Double glazed Bay window to front, 2 radiators, TV & telephone point, double doors leading into dining room.

Dining Room (10' 5" x 9' 5") or (3.17m x 2.87m)

Double glazed French doors to rear, radiator.

Kitchen / Breakfast Room (11' 9" x 10' 5") or (3.59m x 3.17m)

Double glazed window to rear, fitted kitchen, 1 1/2 bowl stainless steel sink unit, gas hob with electric oven and grill below with extractor fan above, radiator, open aspect leading into utility and a tiled floor.

Utility Room (9' 8" x 5' 3") or (2.95m x 1.60m)

Double glazed door to rear, wall mounted gas boiler, storage units, plumbed for washing machine.

First Floor

Stairs & Landing

Airing cupboard, radiator, carpet and loft access.

Bedroom 1 (13' 9" x 12' 6") or (4.18m x 3.82m)

Double glazed window to front, radiator, carpet.

En Suite

Frosted double glazed window to front, radiator, W.C., wash hand basin, shower cubicle.

Bedroom 2 (12' 4" x 8' 4") or (3.76m x 2.53m)

Double glazed window to front, carpet, radiator.

Bedroom 3 (11' 10" x 7' 1") or (3.60m x 2.15m)

Double glazed window to rear, carpet, radiator.

Bedroom 4 (10' 10" x 9' 10") or (3.30m x 3.00m)

Double glazed window to rear, carpet, radiator.

Family Bathroom

Frosted double glazed window to rear, W.C., panel bath, wash hand basin, radiator and an extractor.

EXTERNALLY

To the front there is driveway parking for at least 2 cars leading to a single integral garage, garden laid to lawn, pedestrian access to side. To the rear there is an enclosed garden, with a spacious patio area the remainder is laid to lawn with pleasant aspect.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

Freehold

Council Tax

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