



**Lon Catwg  
Gellinudd  
Pontardawe  
Swansea  
City And County of Swansea.**

Price **£490,000**



- Executive detached home in an exclusive setting
- 4 Double bedrooms (1 en-suite)
- Lounge
- Dining room
- Sitting room/study
- Kitchen & a utility room
- Master bathroom and a cloakroom
- Double glazing and gas central heating
- Large cavity built double garage
- Well landscaped generous garden



Viewing: **01792 865 042**

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

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

**Important notice**

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**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](mailto:surveys@ctf-uk.com).

**General Description**

Located in the highly desirable location of Gellinudd in an exclusive setting of two executive detached houses which share a private access, this spacious modern detached property has accommodation comprising an entrance hall, cloakroom, lounge, dining room, sitting room/study, kitchen and a utility room to the ground floor, 4 bedrooms (1 with en-suite) to the first floor and a master bathroom. There is a large plot with well landscaped gardens.

### Property Description

Located in the highly desirable location of Gellinudd in an exclusive setting of two executive detached houses which share a private access, this spacious modern detached property has accommodation comprising an entrance hall, cloakroom, lounge, dining room, sitting room/study, kitchen and a utility room to the ground floor, there are 4 spacious bedrooms (1 with en-suite) to the first floor and a master bathroom. There is a large plot with well landscaped gardens comprising a series of lawn areas with flowerbeds bordering there is a lengthy brick paved driveway which provides parking for a number of vehicles and leads to a large double garage.

### Ground Floor

#### Entrance Hall

Double glazed door and side window to front, radiator, stairs to first floor and an under stair storage cupboard.

#### Cloakroom

W.C, wash hand basin and a radiator.

#### Lounge (16' 11" x 11' 8") or (5.15m x 3.55m)

Double glazed window to front, live effect gas fire with a stone surround, 2 radiators and double doors to the dining room.

#### Dining Room (10' 6" x 9' 4") or (3.20m x 2.85m)

Double glazed window to rear and a radiator.

#### Sitting Room / Study (18' 4" x 8' 4") or (5.60m x 2.55m)

Double glazed window to front and a radiator.

#### Kitchen / Breakfast Room (16' 9" x 9' 4") or (5.10m x 2.85m)

2 Double glazed windows to rear, fully fitted oak kitchen with a 4 ring gas hob with an extractor over, in built electric oven, in built dishwasher, sink unit with a separate waste disposal unit, radiator, tiled floor and a tiled splash back.

#### Utility Room (8' 6" x 5' 7") or (2.60m x 1.70m)

Double glazed door to side, base and wall units single drainer sink unit, plumbing for an automatic washing machine and a tiled splash back.

### First Floor

### Landing

Airing cupboard and an access to the loft.

#### Bedroom 1 (16' 11" x 11' 8") or (5.15m x 3.55m)

Double glazed window to front, there is a range of fitted bedroom furniture with matching stand alone units and a radiator.

#### En Suite (6' 7" x 6' 1") or (2.00m x 1.85m)

Double glazed window to front, 3 piece suite comprising a shower cubicle, w.c, wash hand basin set in a vanity surround, ladder radiator and a radiator.

#### Bedroom 2 (14' 9" x 9' 4") or (4.50m x 2.85m)

Double glazed window to rear and a radiator.

#### Bedroom 3 (12' 8" x 9' 4") or (3.85m x 2.85m)

Double glazed window to rear and a radiator.

#### Bedroom 4 (11' 0" x 9' 2") or (3.35m x 2.80m)

Double glazed window to front and a radiator.

#### Bathroom (7' 9" x 5' 7") or (2.35m x 1.70m)

Double glazed window to side, 3 piece bathroom suite comprising a corner spa bath, w.c, pedestal wash hand basin and tiled walls.

### External

Situated in a large plot accessed over a shared private driveway, the well landscaped gardens comprise a series of lawn areas to front, side and rear with flowerbeds bordering there is a lengthy brick paved driveway providing parking for several vehicles which leads on to the large double garage which is of cavity brick/ block work construction.

#### Double Garage (21' 8" x 18' 1") or (6.60m x 5.50m)

Sizeable double garage of cavity brick/ block work construction under a concrete tiled roof with an electric garage door, double glazed window and door to side.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

F

