

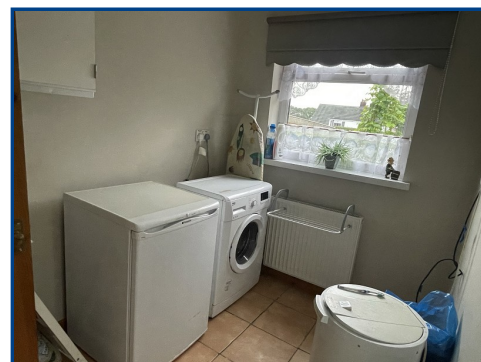
**Plas Road
Rhos
Pontardawe**



- DETACHED CHARACTER COTTAGE
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- KITCHEN & A UTILITY
- BATHROOM
- CONSERVATORY
- GAS CENTRAL HEATING & DOUBLE GLAZING
- DRIVEWAY FOR 2 CARS
- LARGE WELL MAINTAINED GARDENS
- POPULAR RESIDENTIAL AREA

General Description

Coming to the market for the first time in over 40 years, this lovingly maintained family home has spacious accommodation comprising an entrance hall, lounge, sitting room, kitchen, conservatory, bathroom and a utility to the ground floor, there are 3 bedrooms at first floor level. With ample off-road parking and a well maintained garden with a patio area, small orchard featuring apple and pear trees, and an outbuilding with electricity and wood store. The property has a host of character features with good indoor and outdoor space. **VIEWING HIGHLY RECOMMENDED.**



Viewing: **01792 865 042**

Website: **www.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.

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Ground Floor

Entrance Hall

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

Lounge (13' 5" x 10' 0") or (4.08m x 3.06m)

Double glazed bay window to front, log burner with a brick effect fireplace, Welsh

flagstone hearth and a stone mantle piece, cupboard, radiator and laminate flooring.

Sitting Room (13' 5" x 11' 8") or (4.08m x 3.55m)

Double glazed bay window to front, electric fire and fireplace, radiator and a carpeted floor.

Kitchen (6' 10" x 15' 1") or (2.08m x 4.60m)

Double glazed window, wall and base units, Electric cooker and electric hob, extractor fan, pantry/cupboard, ceramic tile flooring there is a stable door leading to the conservatory;-

Conservatory (12' 8" x 8' 0") or (3.85m x 2.44m)

Double glazed French doors to rear, PVC door to side and tile flooring.

Bathroom (5' 10" x 11' 8") or (1.78m x 3.55m)

Double glazed window to rear, panelled bath, separate shower cubicle, W.C., pedestal wash hand basin, radiator and a tiled floor.

Utility Room (8' 1" x 5' 11") or (2.47m x 1.81m)

Double glazed window to rear, PVC back door, wall unit cupboards, radiator and a tiled floor, plumbing for washing machine.

First Floor

Landing

Double-glazed window to rear and a carpeted floor.

Bedroom 1 (17' 1" x 11' 3") or (5.20m x 3.44m)

Double glazed window to side, cupboard housing the gas boiler, radiator and a carpeted floor.

Bedroom 2 (17' 1" x 8' 10") or (5.20m x 2.69m)

Double glazed window to side, radiator and a carpeted floor.

Bedroom 3 (7' 9" x 9' 1") or (2.36m x 2.76m)

Double glazed window to front, radiator and a carpeted floor and a loft hatch.

External

Side driveway providing parking for two vehicles, lawn garden area to front and side, a variety of trees and shrubs, there is a further large garden area to rear with a patio to the immediate rear with a large lawn area beyond, with a variety of trees and shrubs.

Outbuilding

Outbuilding with electricity which is currently used for storage. Wood store to rear.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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