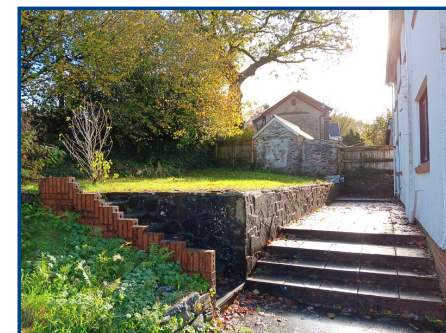


Ashwood Drive
Gellinudd
Pontardawe
Swansea.

Price **£450,000**



- Individually designed detached house
- 4 Bedrooms
- Large open plan lounge/dining area
- Kitchen/ breakfast room
- Bathroom & downstairs cloakroom
- Gas central heating
- Driveway and a single attached garage
- Large traditional stone Coach house/stable
- Generous sized plot backing on to farmland
- Highly desirable residential area



Viewing: **01792 865 042**

Website: www.ctf-uk.com

Email: pontardawe@ctf-uk.com

General Description

EPC Rating: D56

Excellent opportunity to own this detached home in this highly desirable location, the property has been in the same family since being built in the 1970's, this spacious well maintained property has accommodation comprising an entrance hall, cloakroom, Lounge open plan to the dining area, kitchen/breakfast room to the ground floor. There are four generous sized bedrooms to first floor and a bathroom. Externally the property is set in a generous plot with a driveway and a garage, within the grounds is a stone built coach house/stable measuring 7m x 4.30m.

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.

Tel: **01792 865 042**

Email: pontardawe@ctf-uk.com

Web: www.ctf-uk.com

Property Description

Excellent opportunity to own this detached home in this highly desirable location, the property has been in the same family since being built in the 1970's, this spacious well maintained property has accommodation comprising an entrance hall, cloakroom, Lounge open plan to the dining area, kitchen/breakfast room to the ground floor. There are four generous sized bedrooms to first floor and a bathroom. Externally the property is set in a generous plot with a driveway and a garage, within the grounds is a stone built coach house/stable measuring 7m x 4.30m.

Entrance Hall (12' 4" Max x 7' 5" Max) or (3.75m Max x 2.25m Max)

Double glazed door and side window to front, radiator and a storage cupboard.

Cloakroom (7' 5" x 4' 9") or (2.25m x 1.45m)

Double glazed window to rear, w.c and a pedestal wash hand basin.

Lounge/Dining Room (27' 11" Max x 21' 4" Max) or (8.50m Max x 6.50m Max)

French double glazed door and side windows to either side to front, double glazed window to rear, feature stone fireplace, 3 radiators and stairs to first floor.

Kitchen/Breakfast Room (14' 9" Max x 10' 8" Max) or (4.50m Max x 3.25m Max)

Double glazed door to side, double glazed window to rear, fully fitted base wall units, 1 1/2 drainer sink unit, gas cooker point and a radiator.

Landing

Stain glass port hole window to front, in built airing cupboard and an access to loft.

Bedroom 1

Double glazed window to front, two radiators and an in built storage cupboard.

Bedroom 2 (14' 11" x 10' 10") or (4.55m x 3.30m)

Double glazed window to rear and a radiator.

Bedroom 3 (14' 5" x 10' 2") or (4.40m x 3.10m)

Two double glazed windows one to front and one to rear and a radiator.

Bedroom 4 (11' 2" x 7' 10") or (3.40m x 2.40m)

Double glazed window to rear and a radiator.

Bathroom (8' 6" x 7' 10") or (2.60m x 2.40m)

Double glazed window to rear, 3 piece bathroom suite comprising a P shaped bath with an electric shower over, fitted shower screen, wash hand basin set in a vanity surround, part tiled walls a cushion floor.

External

The property is set in a good size plot with a driveway to front leading to a single attached garage, there is a lawn area to the front which sweeps around the side of the property , beyond the lawn area there is a traditional

stone former coach house/ stable with a hay loft over. There is a patio area to the immediate rear with steps that lead up to a further lawned area. The property backs on to farmland.

Garage (19' 10" x 8' 4") or (6.05m x 2.55m)

Single attached garage with an up and over door and a window to rear.

Former Coach House and a stable. (23' 0" x 14' 1") or (7.00m x 4.30m)

Traditional stone built former coach house and stable with a hay loft over, with original flag stone and cobbled floor.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

F

