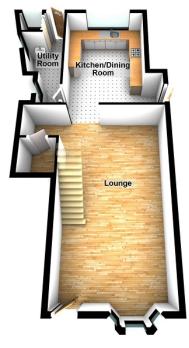
Ground Floor







Viewing: **01792 865 042**





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.



Alltwen Hill Pontardawe Swansea City And County of Swansea.



- Video tour coming soon
- semi detached property
- Three bedrooms
- Kitchen/dining room
- Utility room
- Gas combination boiler
- Sought after location
- Viewing highly recommended

General Description

A well presented three bedroom semi detached property situated on the ever popular Alltwen Hill. This beautiful home boasts three bedrooms, kitchen/dining room, utility room and is located ideally for schools, Pontardawe town centre, M4, superstores, shops and local amenities making it a perfect first time purchase or family home.

Tel: 01792 865 042

Chartered Surveyor, Valuers, Estate Agents & Auctioneers 14 Offices Across South Wales









EPC Rating: D59

Alltwen Hill, Pontardawe, Swansea, City And County of Swansea.

Property Description

A well presented three bedroom semi detached property situated on the ever popular Alltwen Hill. This beautiful home boasts three bedrooms, kitchen/dining room, utility room and is located ideally for schools, Pontardawe town centre, M4, superstores, shops and local amenities making it a perfect first time purchase or family home.

The Accommodation Comprises:

Ground Floor

Lounge (23' 7" x 13' 1") or (7.18m x 3.99m)

Entered via composite door, double glazed bay window to front, wood effect flooring, storage cupboard. Two radiators, opening to kitchen/dining room, staircase to first floor.

Kitchen/Dining Room (14' 9" x 10' 10") or (4.49m x 3.29m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Integrated electric fan oven with induction hob and extractor hood over. Tiled flooring, tiled splashback, double glazed window to rear, door to utility room. Double glazed frosted uPVC door to rear garden.

Utility Room (14' 9" x 2' 11") or (4.49m x 0.90m)

Two windows to side, part tiled walls, plumbed for washing machine, wash hand basin. Radiator, folding door to w/c, double glazed frosted uPVC door to rear garden.

WC (3' 1" x 2' 11") or (0.94m x 0.90m)

Frosted window to side, low level w/c, radiator.

First Floor

Landing (16' 2" x 5' 7") or (4.92m x 1.69m)

Doors to three bedrooms and bathroom, fitted carpet, storage cupboard, radiator.

Bedroom 1 (11' 4" x 13' 1") or (3.46m x 3.99m)

Alltwen Hill, Pontardawe, Swansea, City And County of Swansea.

Double glazed window to front, fitted carpet, radiator.

Bedroom 2 (10' 6" x 10' 10") or (3.19m x 3.29m)

Double glazed window to rear, fitted carpet, radiator.

Bedroom 3 (4' 10" x 8' 11") or (1.47m x 2.72m)

Double glazed window to side, fitted carpet, radiator.

Bathroom (8' 2" x 7' 3") or (2.49m x 2.20m)

Three piece suite comprising, panelled bath with shower over, wash hand basin and low level w/c. Tile effect flooring, part tiled walls, radiator, double glazed frosted window to side.

Storage Cupboard

Storage cupboard housing gas combination boiler.

External



www.ctf-uk.com

Selling and letting property throughout South, Mid & West Wales Tel: 01792 865 042

Front Garden

Gated courtyard style front garden with decorative stones and mature shrubs with side access to rear garden.

Rear Garden

Enclosed rear garden with patio and lawn areas.

Broadband and Mobile phone

Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure Freehold

Council Tax С



Email: pontardawe@ctf-uk.com

Web: www.ctf-uk.com