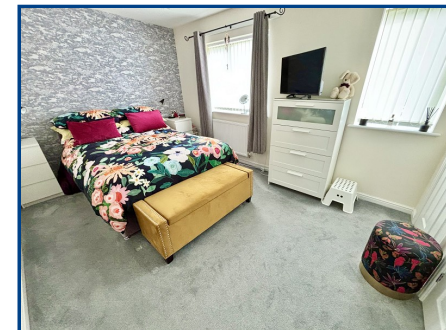
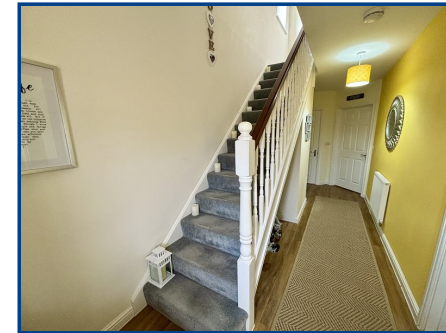


**Tal Y Fro
Rhydyfro
Pontardawe
Swansea.**

Price **£195,000**

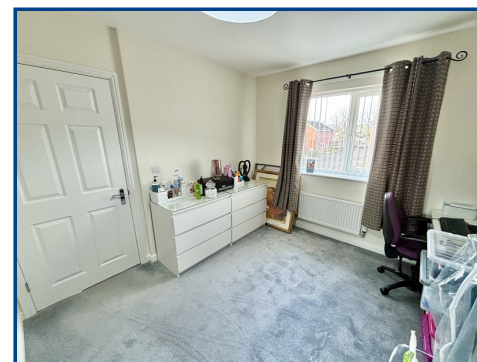
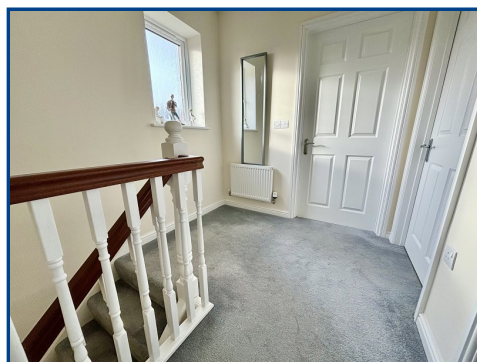


- Video tour available
- Semi detached
- Two double bedrooms
- Kitchen/dining room
- Cloakroom
- Enclosed rear garden
- Off road parking
- Cul de sac location
- Viewing highly recommended

General Description

EPC Rating: B83

A beautifully presented spacious two bedrooms semi detached property situated on the sough after Tal Y Fro development within Rhyd Y Fro. This modern property boasts two double bedrooms, kitchen/dining room, off road parking and is located ideally for schools, Pontardawe golf course, leisure centre, M4, shops and local amenities making it a perfect first time purchase or family home.



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.

Tal Y Fro, Rhydyfro, Pontardawe, Swansea.

Property Description

A beautifully presented spacious two bedrooms semi detached property situated on the sought after Tal Y Fro development within Rhyd Y Fro. This modern property boasts two double bedrooms, kitchen/dining room, off road parking and is located ideally for schools, Pontardawe golf course, leisure centre, M4, shops and local amenities making it a perfect first time purchase or family home.

The Accommodation Comprises:

Ground Floor

Entered via composite door.

Hall (18' 4" x 6' 7") or (5.59m x 2.01m)

Doors to lounge, kitchen diner and cloakroom. Wood flooring, radiator, staircase to first floor.

Lounge (13' 5" x 10' 6") or (4.08m x 3.20m)

Double glazed window to front, wood flooring, radiator.

Kitchen/Dining Room (14' 10" x 11' 7") or (4.53m x 3.52m)

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 and gas hob with extractor hood over. Plumbed for washing machine, integrated fridge freezer, wood flooring, part tiled walls. Radiator. double glazed French doors to rear garden.

Cloakroom (6' 0" x 4' 6") or (1.82m x 1.37m)

Two piece suite comprising; wash hand basin and low level w/c. Wood flooring, tiled splashback, radiator, double glazed frosted window to rear.

First Floor

Landing (8' 4" x 6' 9") or (2.54m x 2.05m)

Double glazed window to side, storage cupboard, fitted carpet, radiator, doors to bathroom and two bedrooms.

Bedroom 1 (9' 9" x 17' 5") or (2.96m x 5.32m)

Two double glazed windows to front, two storage cupboards, fitted carpet, radiator.

Bedroom 2 (14' 8" x 10' 4") or (4.46m x 3.16m)

Double glazed window to rear, fitted carpet, radiator.

Bathroom (6' 0" x 6' 9") or (1.82m x 2.05m)

Three piece suite comprising; panelled bath with shower over, wash hand basin and low level w/c. Wood effect flooring, part tiled walls, heated towel rail, double glazed frosted window to rear.

External

Front Garden

Off road parking for two vehicles.

Rear Garden

Enclosed rear patio with surround of decorative stones and purpose build wooden shed.

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

Council Tax

B

