



**Parc Gilbertson
Gelligron
Pontardawe
Swansea.**

Price **£270,000**



- Detached town house
- Three bedrooms
- En suite off master bedroom
- Set over three floors
- Kitchen dining room
- Ground floor shower room
- Garage and off road parking
- Enclosed rear garden
- Sought after location
- Viewing highly recommended

General Description

A beautifully presented three bedroom detached town house situated in the heart of the sought after Parc Gilbertson development within Gelligron. Set out over three floors this spacious property boasts three bedrooms, kitchen/dining room, off road parking and is located ideally for schools, Pontardawe town centre, M4, leisure centre, shops and local

EPC Rating: C76

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Property Description

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The Accommodation Comprises:

Ground Floor

Entered via uPVC door with double glazed frosted glass.

Hall (17' 8" x 6' 6") or (5.39m x 1.97m)

Double glazed window to front, built in under stairs storage, wood flooring, radiator. Doors to shower room, garage and staircase to first floor.

Shower Room (7' 1" x 6' 6") or (2.15m x 1.97m)

Three piece suite comprising; walk in shower cubicle, wash hand basin and low level w/c. Tiled walls and flooring, radiator.

Garage (18' 3" x 9' 8") or (5.57m x 2.94m)

Up and over door, lighting and power sockets, door to utility room.

Utility Room (6' 6" x 9' 8") or (1.97m x 2.94m)

Fitted with a range of wall and base units with worktop over, inset ceramic sink with mixer tap. Plumbed for washing machine, tile effect flooring, part tiled walls.

First Floor

Landing (9' 8" x 6' 1") or (2.94m x 1.85m)

Doors to kitchen/dining room and lounge, fitted carpet, radiator, staircase to first floor.

Kitchen/Dining Room (11' 5" x 16' 5") or (3.49m x 5.01m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Range cooker with extractor hood over, plumbed for dishwasher, wood flooring, radiator. Two double glazed windows to front.

Lounge (13' 3" x 16' 5") or (4.05m x 5.01m)

Double glazed window to rear, wood flooring, two radiators. Double glazed French Doors to rear garden.

SECOND FLOOR

Landing (8' 10" x 7' 1") or (2.70m x 2.17m)

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

Bedroom 1 (8' 6" x 12' 8") or (2.60m x 3.86m)

Double glazed window to rear, fitted carpet, radiator, door to en suite.

En Suite (8' 6" x 3' 6") or (2.60m x 1.06m)

Three piece suite comprising; walk in shower cubicle, wash hand basin and low level w/c. Tiled walls and flooring, radiator, double glazed frosted window to rear.

Bedroom 2 (10' 2" x 8' 6") or (3.10m x 2.58m)

Double glazed window to front, fitted carpet radiator.

Bedroom 3 (7' 0" x 7' 8") or (2.13m x 2.34m)

Double glazed window to front, fitted carpet radiator.

Bathroom (5' 8" x 5' 9") or (1.73m x 1.75m)

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

External

Front Garden

Off road parking for two vehicles, decorative stones and mature shrubs with gated access to rear enclosed garden.

Rear Garden

Enclosed rear garden with large patio leading to a lower decking area and raised lawn.

Broadband and Mobile phone

Super 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

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