

Waun Penlan Pontardawe Swansea.

Price **£259,000**

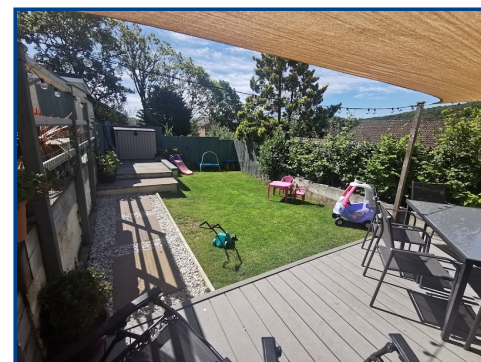


- Detached Chalet style property
- 1/2 Reception Rooms
- 3/4 Good Size Bedrooms
- Fitted kitchen
- Bathroom
- Gas central heating
- Double glazing
- Driveway parking for number of vehicles
- South-west facing well landscaped rear garden
- Popular cul-de-sac location

General Description

Exceptionally well presented inside and out this 4 bedroom detached property offers spacious accommodation over two floors, to the ground floor there is an entrance hall, living/dining area which is open to the kitchen area, there is a second reception room or optional bedroom 4, bedroom 3 and a bathroom, to the first floor there is a spacious master bedroom and bedroom 2. Front lawn area, driveway leading to rear. The South-West facing, enclosed rear garden with large patio and composite decking areas, lawns over two levels and raised flower beds.

EPC Rating: E46



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.

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Ground Floor

Entrance Hall

Tiled flooring, stairs to first floor, understairs storage, doors leading to Kitchen Area, Living/ Dining Area, Reception Room 2/Fourth Bedroom, Bedroom 3 and Family Bathroom.

Kitchen Area (11' 6" x 9' 6") or (3.50m x 2.90m)

Traditional kitchen, integrated fridge freezer, freestanding gas cooker, integrated extractor fan 1.5 bowl ceramic sink, double glazed window and door to rear, wood effect lvt flooring, opening to living/diner.

Lounge / Dining Area (18' 8" x 11' 2") or (5.70m x 3.40m)

Double glazed windows to rear, radiator, modern fire place.

Reception room 2/ fourth bedroom (14' 1" x 11' 2") or (4.30m x 3.40m)

Wood effect laminate flooring, double glazed window to front, radiator.

Bedroom 3 (11' 2" x 8' 10") or (3.40m x 2.70m)

Wood effect laminate flooring, radiator, double glazed windows to front.

Bathroom

Double glazed frosted window to side, radiator, pedestal wash hand basin, bath with shower over, W.C., extractor fan.

First Floor

Landing

Carpeted stairs and landing, hatch to eaves storage, storage cupboard housing gas wall mounted combination boiler, doors to Main Bedroom and Bedroom 2.

Main Bedroom (16' 9" x 10' 2") or (5.10m x 3.10m)

Inbuilt wardrobe space, double glazed window to front, radiator, carpeted flooring.

Bedroom 2 (10' 2" x 9' 6") or (3.10m x 2.90m)

Double glazed window to rear, carpeted flooring, inbuilt walk-in storage, two double in-built cabin beds, radiator.

External

The front of the property accommodates a lawn area with mature plants, side access to rear and driveway leading to rear and Front door. The South-West facing, enclosed rear garden accommodates a large patio and composite decking areas and lawns over two levels, raised flower beds housing mature hedging.

Services

Mains electricity, mains water, mains drainage, mains gas

Council Tax

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