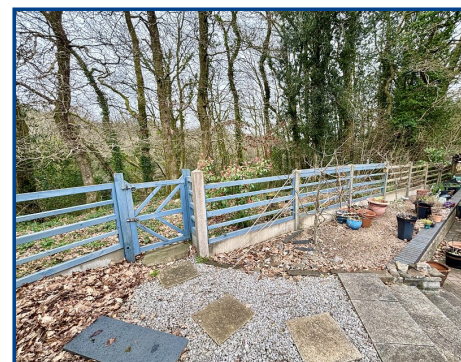
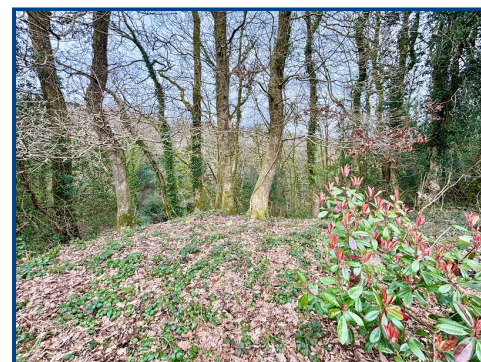
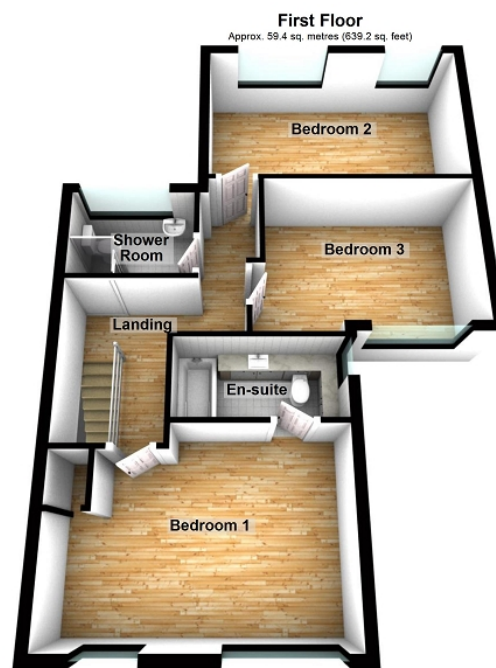




Total area: approx. 144.9 sq. metres (1559.5 sq. feet)



**Waun Gron
Rhydyfro
Pontardawe
Swansea**

Price **£325,000**



- Video tour available
- Link detached property
- Three double bedrooms
- Four reception rooms
- Large kitchen/breakfast room
- Off road parking
- Enclosed rear garden
- Beautiful woodland views
- Sought after location
- Viewing highly recommended

General Description

Viewing is highly recommended to appreciate the beauty on this modern three bedroom link detached property situated on the sought after development within Rhyd Y Fro. Set in a tranquil spot backing onto the beautiful woodland surrounding Rhyd Y fro waterfall this spacious property boasts three double bedrooms (potentially four bedrooms), four reception rooms, large kitchen/breakfast room and is located ideally for schools, Pontardawe golf course, walking paths, bus routes, M4, shops and local amenities making it the perfect family home.

EPC Rating: C75

Viewing: **01792 865 042**

Website: **www.ctf-uk.com**

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.

Tel: **01792 865 042**

Email: **pontardawe@ctf-uk.com**

Web: **www.ctf-uk.com**

Property Description

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The Accommodation Comprises:

Ground Floor

Entered via composite door.

Porch (4' 3" x 6' 7") or (1.30m x 2.0m)

Door to hall.

Hall (6' 7" x 7' 3") or (2.0m x 2.21m)

Door to lounge, fitted carpet, radiator, staircase to first floor.

Lounge (16' 1" x 13' 0") or (4.89m x 3.95m)

Double glazed window to front, wood burner with slate surround and hearth. Fitted carpet, radiator, doors to kitchen/breakfast room and dining room.

Dining Room (10' 1" x 7' 8") or (3.08m x 2.34m)

Wood flooring, radiator, open plan to sitting room.

Sitting Room (10' 4" x 16' 0") or (3.15m x 4.88m)

Two double glazed windows to rear with double glazed french doors to rear garden. Wood flooring, radiator, door to study/bedroom 4.

Study / Bedroom 4 (8' 3" x 8' 0") or (2.52m x 2.44m)

Double glazed window to front, fitted carpet, radiator.

Kitchen/Breakfast Room (18' 1" x 16' 3") or (5.50m x 4.95m)

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. Plumbed for dishwasher stone flooring, heated towel rail, double glazed door to rear garden. Double glazed window to rear, door to utility room.

Utility Room (10' 10" x 7' 9") or (3.31m x 2.37m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap. Plumbed for washing machine, low

level w/c, storage cupboard. Wet room style flooring, heated towel rail double glazed window to front.

First Floor

Landing

Double glazed window to side, fitted carpet, doors to three bedrooms and bathroom.

Bedroom 1 (11' 1" x 15' 10") or (3.37m x 4.83m)

Two Double glazed windows to front, over stairs storage cupboard converted to wardrobe space. Fitted carpet, radiator, door to en suite.

En-Suite (4' 7" x 9' 7") or (1.39m x 2.91m)

Fitted with a range of wall and base units with worktop over, three piece suite comprising; panelled bath with shower over, wash hand basin and low level w/c. Wet room style flooring, tiled walls, heated towel rail, double glazed frosted window to side.

Bedroom 2 (9' 4" x 16' 0") or (2.85m x 4.88m)

Two double glazed windows to rear, fitted carpet, radiator.

Bedroom 3 (9' 3" x 12' 8") or (2.83m x 3.86m)

Double glazed window to front, fitted carpet, radiator.

Shower Room (5' 5" x 7' 4") or (1.64m x 2.23m)

Three piece suite comprising; walk in shower cubicle, wash hand basin vanity unit and low level w/c. Wet room style flooring, waterproof panels, heated towel rail, double glazed frosted window to rear.

External

Front Garden

Off road parking for several vehicles with side access leading to gated rear enclosed garden.

Rear Garden

Enclosed courtyard style patio with gated access to the woodland surrounding Rhyd Y Fro waterfall.

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

E

