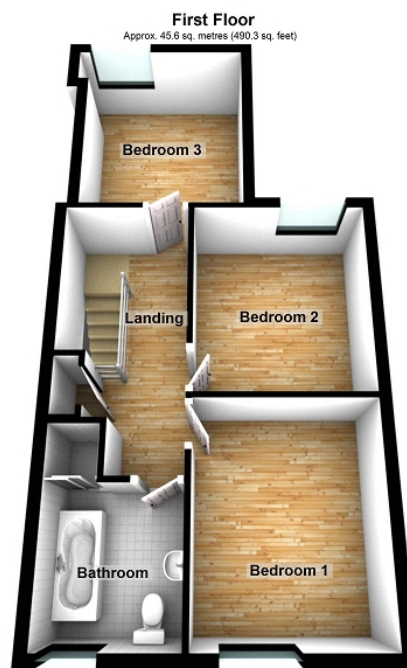


Total area: approx. 96.6 sq. metres (1039.8 sq. feet)



**Gwyn Street
Pontardawe
Swansea.**

Price **£249,995**



- Refurbished traditional semi-detached house
- 3 double bedrooms
- Lounge/dining room
- Kitchen open plan to a utility area
- Bathroom
- Cloakroom w.c
- Double glazing & Gas central heating
- Front, side and rear gardens
- Ample parking (previous planning permission for garage)
- Popular residential location

General Description

We are delighted to offer this traditional semi-detached house situated on a large plot of land. The property has been sympathetically refurbished by the current owners, the property has a large garden with fantastic space for parking. The spacious and well appointed accommodation comprises an entrance hall, lounge/dining room, kitchen which is open plan to a utility area and a separate w.c to the ground floor there are 3 bedrooms and a bathroom at first floor level. The property has double glazing throughout and gas central heating and offer buyers a fantastic home to live in.



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.

Property Description

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Ground Floor

Entrance Hall

Double glazed door to front, radiator, original tiled floor and stairs to first floor.

Lounge/Dining Room (23' 0" Max x 13' 5" Max) or (7.0m Max x 4.10m Max)

Double glazed window to front, double glazed french door to rear, electric fire, exposed brick & beam archway between lounge and dining area, 2 radiators, under stair storage area and wood effect laminate flooring.

Kitchen (10' 10" x 9' 0") or (3.30m x 2.75m)

Double glazed window & door to side, fully fitted kitchen with an integrated fridge/freezer, integrated dishwasher space for a range type cooker, chimney extractor fan, 1 1/2 drainer sink unit, radiator and a tiled floor, open plan to the utility area:-

Utility Area (6' 7" x 5' 11") or (2.0m x 1.80m)

Double glazed window to rear, fitted with base and wall units which match the main kitchen, plumbing for an automatic washing machine, space for a tumble dryer and a single drainer sink unit.

Separate WC (5' 11" x 3' 5") or (1.80m x 1.05m)

Double glazed window to side, w.c, pedestal wash hand basin, radiator, tiled floor and tiled walls.

First Floor

Landing

Storage cupboard and an access to the loft with a loft ladder attached.

Bedroom 1 (11' 4" x 10' 0") or (3.45m x 3.05m)

Double glazed window to front and a radiator.

Bedroom 2 (11' 4" x 10' 4") or (3.45m x 3.15m)

Double glazed window to rear and a radiator.

Bedroom 3 (10' 10" Max x 10' 4" Max) or (3.30m Max x 3.15m Max)

Double glazed window to rear and a radiator.

Bathroom (10' 6" Max x 6' 11" Max) or (3.20m Max x 2.10m Max)

Double glazed window to front, bath, separate shower cubicle, pedestal wash hand basin, ladder radiator, tiled floor and tiled walls.

External

Paved pathway and an area laid to stone chipping's to front, extensive stone chipping parking area which can accommodate a number of vehicles, caravan or motorhome, there is a further area laid to lawn, beyond this to the side and rear is an enclosed garden comprising, a paved patio area, lawn area and an area covered with decorative chipping's there are a series of small stone outbuildings.

Tenure

Freehold

Council Tax

D

