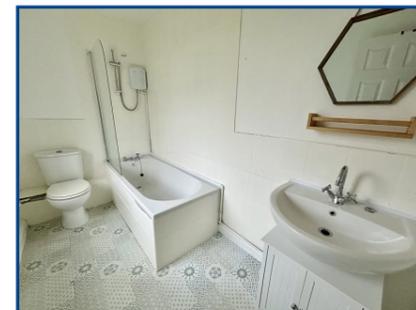
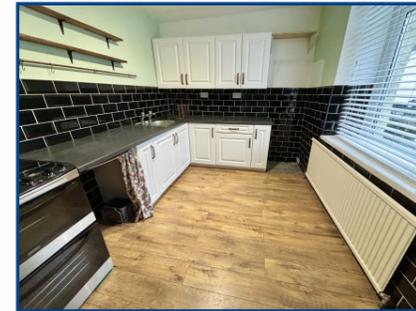


Total area: approx. 89.0 sq. metres (958.3 sq. feet)

Swansea Road
Trebanos
Pontardawe
Swansea.

Price **£130,000**



- Semi detached property
- Double fronted
- Set out over three floors
- Three bedrooms
- Two reception rooms
- Utility room
- Enclosed rear garden
- Viewing highly recommended

General Description

A double fronted three bedroom semi detached property with beautiful views backing onto the river Tawe and canal. This spacious property set out over three floors boasts, three bedrooms, two reception rooms, enclosed rear garden and is situated ideally for schools, superstores, Pontardawe town centre, M4, Coed Gwilym Park, shops and local amenities making it a perfect first time purchase or family home.

EPC Rating: D56

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.

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The Accommodation Comprises:

Ground Floor

Entered via uPVC door.

Hall

Door to living room, doorway to kitchen, wood effect flooring, staircase to first floor.

Kitchen (8' 1" x 10' 11") or (2.47m x 3.34m)

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

machine, part tiled walls, wood effect flooring, radiator, double glazed window to front.

Living Room (13' 8" x 13' 7") or (4.17m x 4.14m)

Two double glazed windows to front and rear, wood effect flooring, radiator. Door to bathroom, staircase to lower ground floor.

Bathroom (5' 3" x 10' 11") or (1.60m x 3.34m)

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

Lower Ground Floor.

Sitting Room (12' 3" x 11' 6") or (3.73m x 3.50m)

Double glazed window to rear, fitted carpet, radiator. Doors to store room, utility room and rear garden.

Utility Room (7' 2" x 9' 11") or (2.19m x 3.02m)

Plumbed for washing machine, wash hand basin, low level w/c. Part tiled walls, storage cupboard, double glazed window to rear.

Store Room (10.50" x 4.76") or (3.2m x 1.45m)

First Floor

Landing (8' 2" x 5' 3") or (2.48m x 1.59m)

Doors to three bedrooms, fitted carpet, double glazed window to rear.

Bedroom 1 (13' 8" x 8' 0") or (4.17m x 2.45m)

Double glazed window to front, fitted carpet, radiator.

Bedroom 2 (8' 2" x 10' 11") or (2.48m x 3.34m)

Double glazed skylight, fitted carpet, radiator.

Bedroom 3 (5' 3" x 16' 6") or (1.59m x 5.03m)

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

External

Front Garden

Walled courtyard style front with side access to rear garden.

Rear Garden

Enclosed rear garden with stone patio leading down to a lawn overlooking the canal.

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

C

