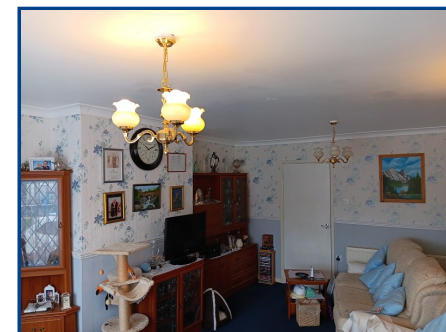
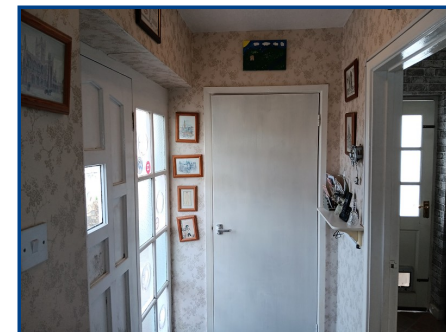




Total area: approx. 135.9 sq. metres (1463.1 sq. feet)

**Delffordd  
Rhos  
Pontardawe  
Swansea.**

Price **£230,000**



- Detached bungalow
- 3 bedrooms
- Lounge
- Kitchen
- Bathroom
- Gas central heating
- Large garage & car port
- Lengthy Driveway
- Large garden with stream bordering
- Popular residential location

**General Description**

Excellent opportunity to purchase a bungalow in a larger than average plot with a stream bordering, the property has been improved by the current owners including the garden areas. The accommodation comprises an entrance hall, lounge, kitchen, inner hall, bedroom 1, bedroom 2, bedroom 3 and a shower room. The larger than average garden comprises a low maintenance front garden driveway which is covered by a car port with a large garage beyond, the remaining garden comprises a vegetable growing area to the side, patio area to the immediate rear with a gateway

**EPC Rating: E50**



Viewing: **01792 865 042**

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

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

**Important notice**

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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](mailto:surveys@ctf-uk.com).

Tel: **01792 865 042**

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

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

### Property Description

Excellent opportunity to purchase a bungalow in a larger than average plot with a stream bordering, the property has been improved by the current owners including the garden areas. The accommodation comprises an entrance hall, lounge, kitchen, inner hall, bedroom 1, bedroom 2, bedroom 3 and a shower room. The larger than average garden comprises a low maintenance front garden driveway which is covered by a car port with a large garage beyond, the remaining garden comprises a vegetable growing area to the side, patio area to the immediate rear with a gateway through to large lawn area with a variety of mature trees and shrubs including Oak and pine trees.

### Entrance Hall

Wooden door & side window to front and a storage cupboard.

### Lounge (17' 9" x 12' 2") or (5.40m x 3.70m)

Double glazed sliding patio door to front and 2 radiators.

### Kitchen (13' 9" x 8' 6") or (4.20m x 2.60m)

Wooden door and double glazed window to side, fitted base and wall units, 1 1/2 drainer sink unit with space to accommodate a range cooker.

### Inner Hall

Access to the three bedrooms and the shower room, airing cupboard housing the gas boiler, access to loft (attic is partially boarded).

### Bedroom 1 (12' 0" x 11' 8") or (3.65m x 3.55m)

Double glazed window to rear and a radiator.

### Bedroom 2 (12' 0" x 9' 0") or (3.65m x 2.75m)

Double glazed sliding patio door to rear and a radiator.

### Bedroom 3 (8' 0" x 8' 6") or (2.45m x 2.60m)

Double glazed window to side and a radiator.

### Shower Room (7' 10" x 5' 7") or (2.40m x 1.70m)

Double glazed window to side, 3 piece bathroom suite comprising a shower cubicle, w.c, wash hand basin set in a vanity surround, ladder radiator, electric heater, tiled floor and tiled walls.

### External

Front garden area covered with chipping's planted with 2 camelia's a cherry tree and some rose bushes, there is a lengthy driveway which is largely covered by a car port which leads on to the large attached garage. There is a vegetable growing area to the side of the property, a patio area to the immediate rear, potting area behind the garage, gated access off patio to the large lawn area which is bordered by the stream and has some mature trees including two oak's and a series of pines.

