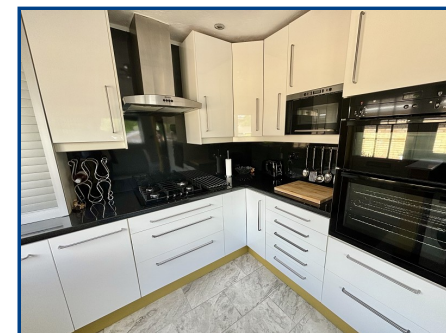




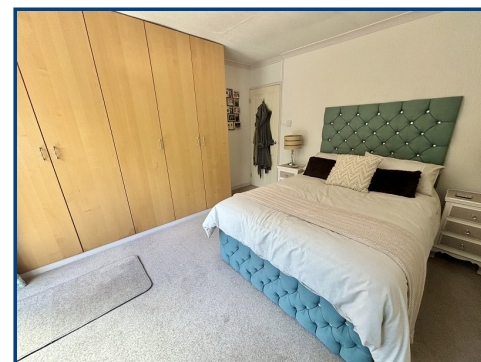
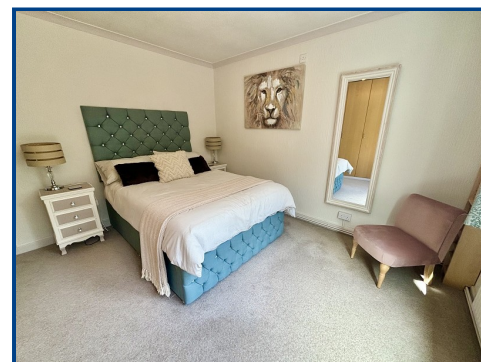
Total area: approx. 74.5 sq. metres (802.0 sq. feet)

**Delffordd
Rhos
Pontardawe
Swansea.**

Price **£255,000**



- Video tour available
- Detached bungalow
- Three bedrooms
- Kitchen/dining room
- Lounge
- Shower room
- Driveway
- Detached garage
- Cul de sac location
- Viewing highly recommended



Viewing: **01792 865 042**

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

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

General Description

A beautifully presented modern three bedroom detached bungalow sitting on a quiet cul de sac on the sought after Delffordd development within Rhos. This spacious property benefits from open plan style living space, off road parking, detached garage and is located ideally for schools, Pontardawe and Neath town centres, superstore, leisure centre, M4 shops and local amenities making it the perfect property for all aspects of life.

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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The Accommodation Comprises:

Ground Floor

Entered via double glazed composite door.

Kitchen/Dining Room (17' 0" x 9' 3") or (5.18m x 2.83m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Integrated appliances include dishwasher, electric fan oven and gas

hob with extractor hood over. Plumbed for washing machine, tiled flooring, radiator. Storage cupboard housing gas combination boiler, three double glazed windows to front and side, open plan to lounge.

Lounge (25' 4" x 11' 10") or (7.72m x 3.60m)

Double glazed window to front, fitted carpet, radiator. Open plan to hallway with airing cupboard, vertical radiator, doors to three bedrooms and shower room.

Bedroom 1 (11' 10" x 11' 11") or (3.60m x 3.63m)

Double glazed window to rear, built in wardrobes, fitted carpet, radiator. Double glazed frosted uPVC door to rear garden.

Bedroom 2 (11' 10" x 9' 2") or (3.60m x 2.80m)

Double glazed window to rear, wood flooring, radiator.

Bedroom 3 (8' 0" x 9' 3") or (2.44m x 2.83m)

Double glazed window to side, wood flooring, radiator.

Shower Room (9' 1" x 6' 2") or (2.77m x 1.88m)

Three piece suite comprising; walk in shower cubicle, wash hand basin vanity unit and low level w/c. Tiled flooring, half tiled walls and half water proof panels, heated towel rail, double glazed frosted window to side.

External

Front Garden

Front lawn with mature shrubs and driveway for several vehicles leading to detached garage and rear garden.

Garage

Detached garage with up and over door to front, stained glass window to side, power points and lighting.

Rear Garden

Landscaped tiered garden with an abundance of mature shrubs, trees and flowering plants. Lower patio leading to raised decking area.

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

