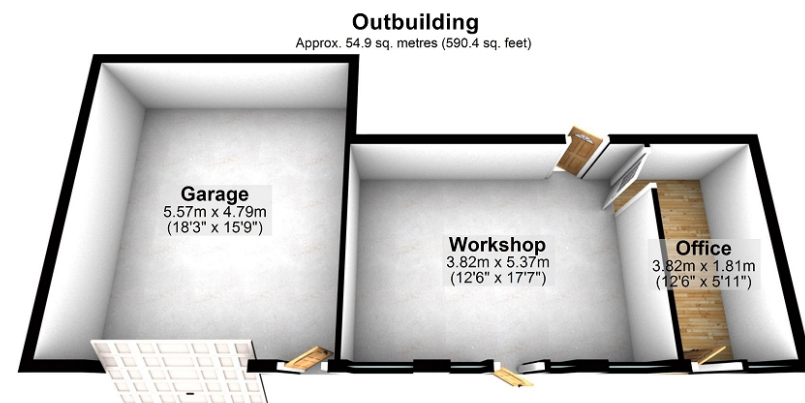




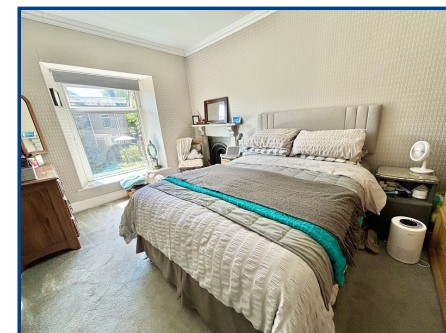
Total area: approx. 137.9 sq. metres (1484.3 sq. feet)



Total area: approx. 54.9 sq. metres (590.4 sq. feet)

**Swansea Road  
Pontardawe  
Swansea.**

Price **£360,000**



- Video tour available
- Detached property
- Four bedrooms
- Three reception rooms
- Traditional kitchen
- Off road parking for several vehicles
- Garage and workshop
- Office
- Viewing highly recommended

**General Description**

A well presented four bedroom detached property retaining many period features and sitting on a generous sized plot with converted stone and brick built outbuildings within the village of Trebanos. This spacious property benefits from four bedrooms, three reception rooms, traditional kitchen, off road parking, large outbuildings and is situated ideally for schools, leisure centre, Coed Gwilym park, Pontardawe town centre, M4, shops and local amenities making it the perfect family home.

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).



**Property Description**

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**The Accommodation Comprises:**

**Ground Floor**

Entered via composite door.

**Porch (5' 9" x 3' 0") or (1.76m x 0.92m)**

Door to hall.

**Hall (8' 11" x 3' 0") or (2.73m x 0.92m)**

Doors to lounge and dining room, open archway to kitchen/dining room. Wood flooring, radiator, staircase to first floor.

**Lounge (16' 4" x 11' 11") or (4.98m x 3.62m)**

Double glazed window to front, multi fuel burner with stone hearth and surround, slate mantle. Parquet flooring, radiator.

**Dining Room (12' 0" x 11' 11") or (3.66m x 3.62m)**

Double glazed window to front, slate fireplace. Wood flooring, radiator.

**Kitchen/Dining Room (13' 0" x 15' 3") or (3.97m x 4.64m)**

Fitted with a range of wall and base units with worktop over, Fitted Aga range cooker. Wood flooring, double glazed window to side, doors to pantry, scullery, sitting room and rear garden.

**Scullery (6' 11" x 6' 0") or (2.10m x 1.83m)**

Fitted with a range of base units with worktop over, inset ceramic sink with mixer tap and drainer. Integrated dish washer, plumbed for washing machine, tiled flooring, door to cloakroom.

**Cloakroom (6' 11" x 4' 0") or (2.10m x 1.22m)**

Two piece suite comprising; wash hand basin and low level w/c. Tiled flooring, radiator, double glazed frosted window to side.

**Sitting Room (9' 1" x 15' 3") or (2.77m x 4.64m)**

Double glazed windows to side and rear, double glazed skylight, stone hearth, wood flooring, radiator.

**First Floor**

**Landing (5' 7" x 20' 0") or (1.71m x 6.10m)**

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

**Bedroom 1 (10' 1" x 15' 3") or (3.08m x 4.64m)**

Double glazed window to side, original fireplace, fitted carpet, radiator.

**Bedroom 2 (12' 0" x 10' 7") or (3.66m x 3.23m)**

Double glazed window to front, fitted carpet, radiator.

**Bedroom 3 (12' 0" x 8' 11") or (3.66m x 2.72m)**

Double glazed window to front, original fireplace, fitted carpet, radiator.

**Bedroom 4 (12' 0" x 7' 3") or (3.66m x 2.22m)**

Double glazed window to front, fitted carpet.

**Bathroom (6' 1" x 7' 1") or (1.85m x 2.17m)**

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

**External**

**Grounds**

Driveway leading to off road parking for several vehicles, stone and brick built outbuilding.

**Garden**

Gated driveway leading to enclosed courtyard style rear garden. Side lawn area with mature shrubs.

**Outbuilding**

Converted outbuilding consists of; double garage, workshop and office all equipped with power points and lighting.

**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

**Tenure**

Freehold

**Council Tax**

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