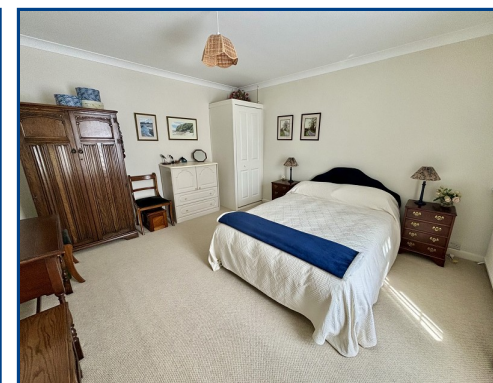
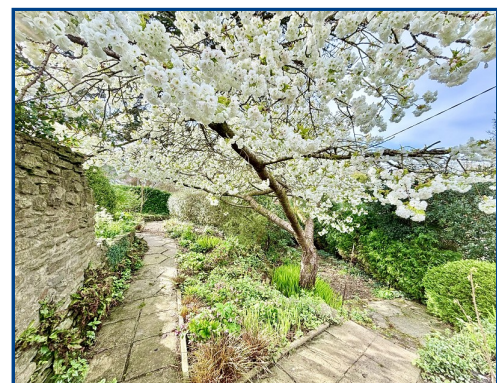
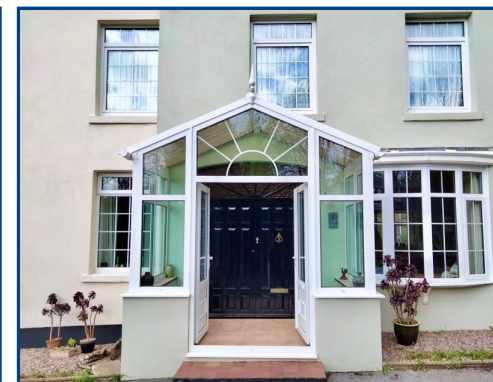
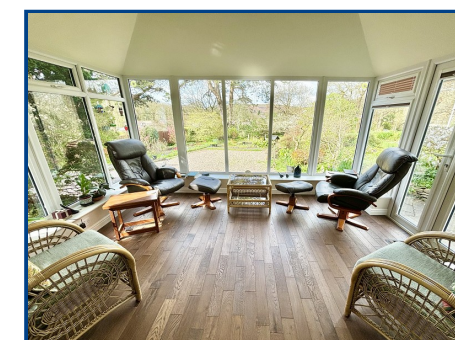
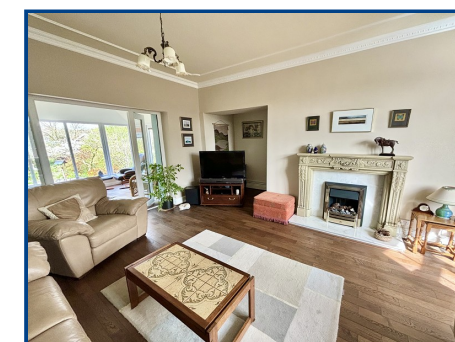


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**Cefn Llan Road
Pontardawe
Swansea.**

Price **£675,000**



- Video tour available
- Detached solid stone property
- Four double bedrooms
- En suite off master bedroom
- Two/three reception rooms
- Orangery style conservatory
- Kitchen/breakfast room
- 18 Solar panels
- Stone barn currently used as garage and workshop
- Zoned gas central heating

General Description

This solid stone former farmhouse sits on a third of an acre of well presented landscaped gardens containing mature trees and shrubs. This spacious unique home has four double bedrooms, two/three reception rooms, kitchen/ breakfast room, large reception hall, Orangery style conservatory, utility room and is situated ideally for Pontardawe town centre, golf course, schools, M4 shops and local amenities making it the perfect home for a family.

Viewing: **01792 865 042** Website: **www.ctf-uk.com** Email: **pontardawe@ctf-uk.com**

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Tel: **01792 865 042**

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

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

Cefn Llan Road, Pontardawe, Swansea.

Property Description

This solid stone former farmhouse sits on a third of an acre of well presented landscaped gardens containing mature trees and shrubs. This spacious unique home has four double bedrooms, two/three reception rooms, kitchen/breakfast room, large reception hall, Orangery style conservatory, utility room and is situated ideally for Pontardawe town centre, golf course, schools, M4 shops and local amenities making it the perfect home for a family.

The Accommodation Comprises:

Ground Floor

Entered via double glazed uPVC doors into conservatory style porch.

Porch (5' 2" x 8' 9") or (1.58m x 2.66m)

Double glazed windows to front and side, tiled flooring, double solid hard wood doors with glass surround opening into reception hall.

Reception Hall (11' 7" x 17' 0") or (3.54m x 5.19m)

Double glazed window to front, doors to lounge, dining room and cloakroom/office. fitted carpet, two radiators, open tread hardwood staircase to first floor.

Lounge (18' 1" x 16' 6") or (5.51m x 5.03m)

Double glazed bow window to front, electric fire with decorative mantle and marble hearth. Wood flooring, three radiators, large alcove, double glazed French doors to conservatory.

Conservatory (10' 5" x 13' 11") or (3.17m x 4.23m)

Dwarf wall conservatory with double glazed windows and pitched roof. Under floor heating, wood flooring, double glazed French doors to rear terrace and gardens.

Dining Room (18' 1" x 12' 11") or (5.51m x 3.94m)

Double glazed bow window to front, double glazed window to rear, fitted carpet, two radiators, doors lead to reception hall and kitchen/breakfast room.

Kitchen/Breakfast Room (18' 1" x 17' 5") or (5.51m x 5.31m)

Fitted with a range of wall and base units with worktop over, inset one and a half bowl stainless steel sink with mixer tap and drainer. Integrated appliances include; electric fan oven and gas hob with extractor hood over. Plumbed for dishwasher, part tiled and wood panelled walls, wood flooring and tiled flooring. Radiator, double glazed bow window to front and double glazed window to rear, stable style door to utility room and door to dining room.

Utility Room (10' 5" x 6' 8") or (3.17m x 2.04m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with drainer. Part tiled walls, tiled flooring, double glazed window to rear, oak finish composite door to grounds and door to kitchen.

Cloakroom/office (6' 2" x 7' 10") or (1.87m x 2.40m)

Fitted with a range of shelving and overhead storage, door to WC, fitted carpet, radiator.

WC (6' 2" x 5' 11") or (1.87m x 1.81m)

Two piece suite comprising; wash hand basin and low level w/c. Tiled flooring, part tiled walls, heated towel rail, double glazed frosted window to rear.

First Floor

Landing (18' 0" x 12' 9") or (5.48m x 3.88m)

Large landing area with doors to three bedrooms and family bathroom with two double glazed windows to front and corridor with two double glazed windows to rear leading to master bedroom, airing cupboard, fitted carpet, two radiators.

Master Bedroom (18' 1" x 18' 1") or (5.51m x 5.52m)

Two double glazed windows to front, built in wardrobes and overhead surround. Fitted carpet, two radiators, door to en suite.

En-Suite (6' 6" x 14' 1") or (1.98m x 4.28m)

Four piece suite comprising; panelled bath with shower over, wash hand basin vanity unit, low level w/c and bidet. Part tiled walls, fitted carpet, two heated towel rails, double glazed window to rear.

Bedroom 2 (13' 9" x 12' 3") or (4.19m x 3.73m)

Double glazed window to front, fitted carpet, radiator, airing cupboard.

Bedroom 3 (9' 11" x 13' 1") or (3.02m x 4.0m)

Double glazed window to rear, built in wardrobes with overhead surround, fitted carpet, radiator.

Bedroom 4 (7' 10" x 12' 4") or (2.39m x 3.75m)

Double glazed window to front, fitted carpet, radiator.

Bathroom (9' 11" x 12' 1") or (3.02m x 3.69m)

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

External

Grounds

Landscaped garden with mature trees and shrubs, two greenhouses, three raised beds for vegetables and soft fruit. Conservatory looks out onto a gravel courtyard leading to small wildlife pond surrounded by wildflower and water plants. A woodland walk under a white cherry tree, two lawned areas, various patios and terraces, stone build barbecue.

Stone Barn

Roller door entering main workshop/garage, mezzanine providing storage, workbench and storage cupboards. Smaller garage to side with worktop and shelving currently being used as a potting shed. Lower store room to rear of barn. Roller door dimensions for main workshop/garage: width 2.5 meters, height 2.6 meters.

Roller door dimensions for smaller garage: width 2.2 meters, height 2 meters.

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

Council Tax

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