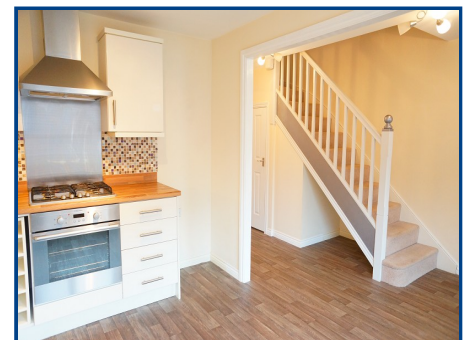


**Ffordd Y Glowyr
Godrergraig
Pontardawe
Neath and Port Talbot**

Price **£575pcm**



- **Three Bedroom House to Rent**
- **Detached House - Located in a Popular Area**
- **Enclosed Rear Garden - Driveway Parking to Side**
- **Main Bedroom with En-suite and In-built Wardrobes**
- **Large Living Room - Access to Conservatory**
- **Local to Bus Routs and Cycle Paths**



General Description

A great opportunity to rent this detached three bedroom property, situated on a newly built and popular estate in Godrergraig. A tucked away location within the estate accommodating a kitchen/breakfast room, living room, conservatory, enclosed rear garden and driveway to the side.

Ffordd Y Glowyr, Godrergraig, Swansea, City And County of Swansea.

Property Description

A great opportunity to rent this detached three bedroom property, situated on a newly built and popular estate in Godrergraig. A tucked away location within the estate accommodating a kitchen/breakfast room, living room, conservatory, enclosed rear garden and driveway to the side.

Ground Floor

Entrance Porch

Double glazed windows throughout, tile effect flooring.

Kitchen (15' 4" x 11' 3") or (4.67m x 3.44m)

Linoleum wood effect flooring, electric oven gas hob, stainless steel extractor fan, wall and base units with wood effect laminate work tops, space for fridge freezer, washing machine and dish washer, space for breakfast table, double glazed window to front, stairs to first floor, enclosed wall mounted boiler, access to cloak room, under stair storage, radiator.

Living Room (15' 5" x 10' 6") or (4.69m x 3.20m)

Wood effect laminate flooring, radiator, double glazed patio doors to conservatory.

Conservatory (11' 8" x 8' 9") or (3.55m x 2.67m)

Wood effect Linoleum flooring, wall mounted electric heater, double glazed windows throughout, uPVC door to rear garden.

First Floor

Landing

Carpet, radiator, loft access, doors to family bathroom and bedrooms,

Bedroom 1 (9' 8" Min x 7' 11" Min) or (2.94m Min x 2.42m Min)

Carpet, radiator, double glazed window to front, large inbuilt wardrobes with plenty of hanging space, access to en-suite.

En Suite

Tile effect Linoleum flooring, close coupled w.c, wall mounted wash basin, shower enclosure with electric

shower, localised tiling, radiator, obscured double glazed window to front.

Bedroom 2 (10' 6" x 8' 7") or (3.21m x 2.61m)

Carpet, double glazed window to rear, radiator.

Bedroom 3 (10' 7" Max x 6' 7" Max) or (3.22m Max x 2.01m Max)

Carpet, radiator, double glazed window to rear.

Bathroom

Tile effect Linoleum flooring, close coupled w.c, wall mounted wash basin, panelled single ended bath with over head shower shower, localised tiling, radiator, obscured double glazed window to side.

External

Driveway parking to side, lawn and deck area to rear with shed.

Agents Note

All applicants wishing to rent properties advertised by Clee Tompkinson Francis are required to pay a holding deposit. Clee Tompkinson and Francis require all applicants over the age of 18 proposing to rent the property to be fully referenced. A holding deposit of 1 weeks rent will be held whilst referencing is undertaken. This will be deducted from your bond on the day you move in. Referencing and credit checks must be completed within 15 days of the holding deposit being taken before a refund is issued(STC). If the income of applicants are under the affordability threshold we will require a guarantor. Similarly if an applicant is reliant on benefits to pay their monthly rent we will require a guarantor. The lettings agent will be in contact should a guarantor be needed.

Rent

£575pcm

£130pw

Bond.

£675



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.