



**Gelli Geiros  
Gellinudd  
Pontardawe  
Swansea.**

**Price £370,000**



- Video tour available
- Detached property
- Three double bedrooms
- En suite off master bedroom
- Two reception rooms
- Kitchen/breakfast room
- Oranger/conservatory
- Integral garage and off road parking
- Rear enclosed landscaped garden.
- Sought after cul de sac

## General Description

A spacious three bedroom detached property decorated with a modern touch situated on a quiet cul de sac within the beautiful village of Gellinudd. This charming property benefits from Three double bedrooms, en suite shower room off master bedroom, generous ground floor living space with large kitchen/breakfast room with oranger/conservatory off, large lounge and separate dining room and is located ideally for stunning countryside walks, schools, Pontardawe town centre, M4, shops and local amenities making it the perfect setting for a family home.

Viewing: **01792 865 042**

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

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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

A spacious three bedroom detached property decorated with a modern touch situated on a quiet cul de sac within the beautiful village of Gellinudd. This charming property benefits from Three double bedrooms, en suite shower room off master bedroom, generous ground floor living space with large kitchen/breakfast room with orangery/conservatory off, large lounge and separate dining room and is located ideally for stunning countryside walks, schools, Pontardawe town centre, M4, shops and local amenities making it the perfect setting for a family home.

### The accommodation comprises :-

#### Ground Floor

Entered via composite door.

#### Hall (17' 2" x 5' 9") or (5.22m x 1.74m)

Double glazed windows to front, doors to lounge, kitchen/breakfast room and cloakroom. Wood flooring, radiator, staircase to first floor.

#### Lounge (13' 2" x 18' 0") or (4.01m x 5.49m)

Double glazed window to front, electric fire with marble hearth and surround. Fitted carpet, radiator, wooden glass panelled French doors to dining room.

#### Dining Room (11' 11" x 12' 0") or (3.62m x 3.65m)

Double glazed sliding doors to rear garden, wood flooring, radiator, door to kitchen/breakfast room.

#### Kitchen/Breakfast Room (11' 11" x 21' 2") or (3.62m x 6.45m)

Fitted with a range of wall and base units with worktop over, inset waste disposal sink with boiling water mixer tap and drainer. Integrated appliances include; dishwasher, fridge, freezer, double combination electric fan oven, grill and microwave, electric hob with extractor hood over. Wood flooring, two vertical radiators, Door to rear garden, open plan to orangery/conservatory.

#### Orangery/conservatory (11' 3" x 9' 7") or (3.42m x 2.93m)

Double glazed windows, glass roof, wood flooring, two radiators, double glazed French doors to rear garden.

#### Garage (17' 2" x 9' 1") or (5.22m x 2.77m)

Electric roller shutter, plumbed for washing machine and connections for tumble dryer.

#### Cloakroom (3' 8" x 5' 9") or (1.11m x 1.74m)

Two piece suite comprising; Wash hand basin and low level w/c. Tiled walls, tiled flooring,

heated towel rail, double glazed frosted window to side.

### First Floor

#### Landing (3' 8" x 11' 10") or (1.11m x 3.61m)

Doors to three bedrooms and bathroom, storage cupboard, fitted carpet, radiator.

#### Master Bedroom (18' 4" x 12' 0") or (5.60m x 3.65m)

Double glazed window to front, fitted wardrobes, door to en suite shower room. Fitted carpet, radiator.

#### En-Suite (6' 6" x 5' 2") or (1.98m x 1.57m)

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

#### Bedroom 2 (18' 4" x 9' 0") or (5.60m x 2.74m)

Double glazed window to front, Fitted wardrobes with sliding doors, fitted carpet, radiator.

#### Bedroom 3 (9' 11" x 8' 6") or (3.03m x 2.58m)

Double glazed window to front, fitted carpet, radiator.

#### Bathroom (6' 6" x 9' 3") or (1.98m x 2.82m)

Three piece suite comprising; panelled bath, wash hand basin vanity unit and low level w/c. Tiled walls, tiled flooring, heated towel rail, double glazed window to rear.

### External

#### Front Garden

Off road parking with gated access to rear enclosed garden.

#### Rear Garden

Enclosed rear garden with patio leading up to raised decking and lawn with mature shrubs. Pergola, gated rear access to public lane.

#### 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

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