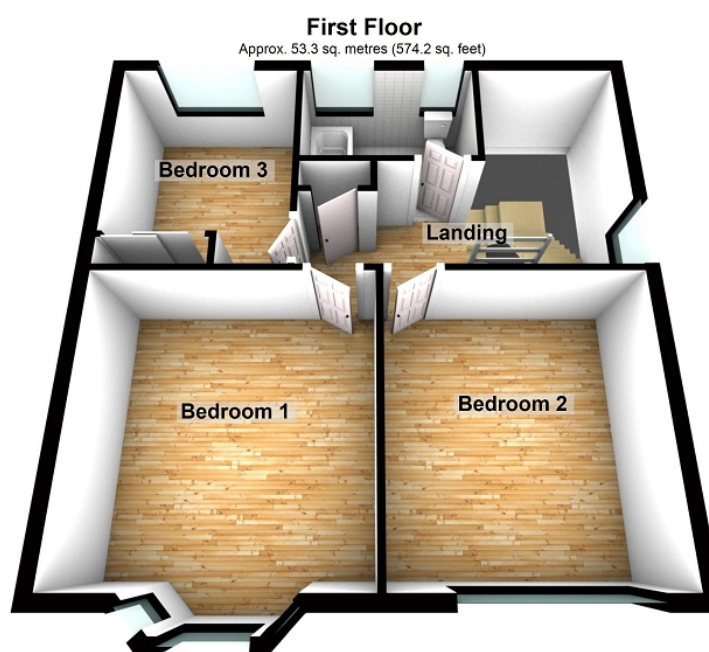
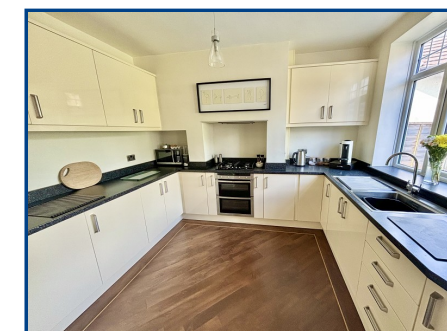
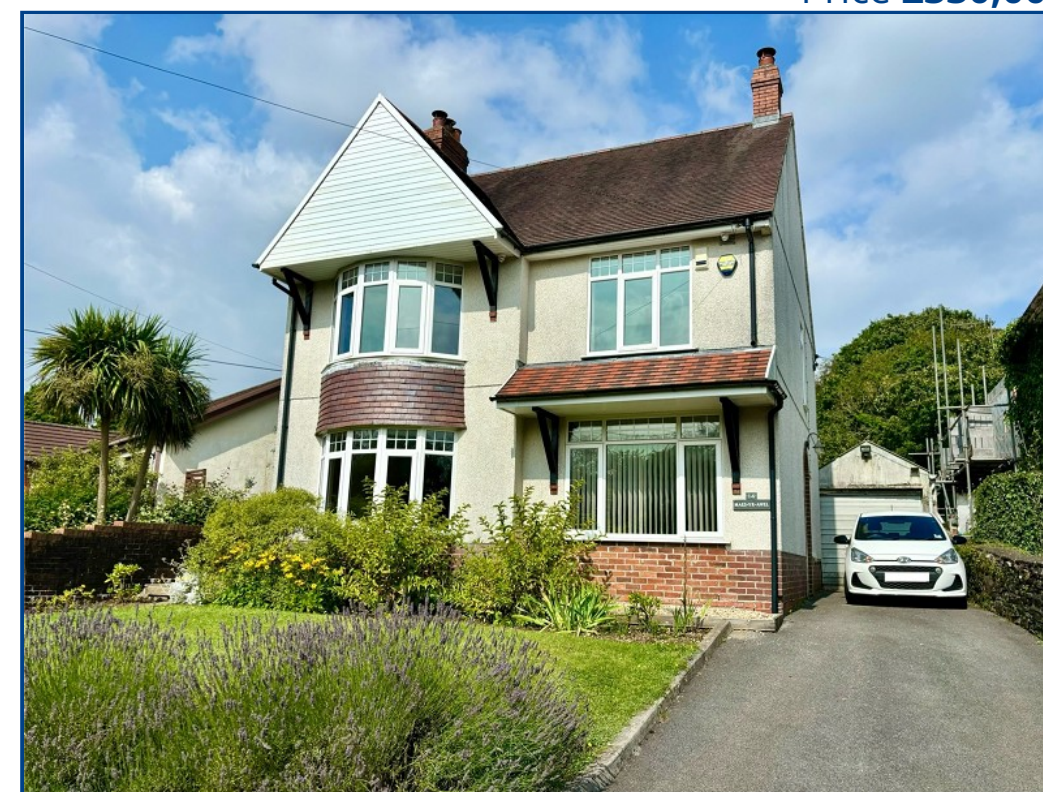


Total area: approx. 106.7 sq. metres (1148.4 sq. feet)



Neath Road Pontardawe Swansea.

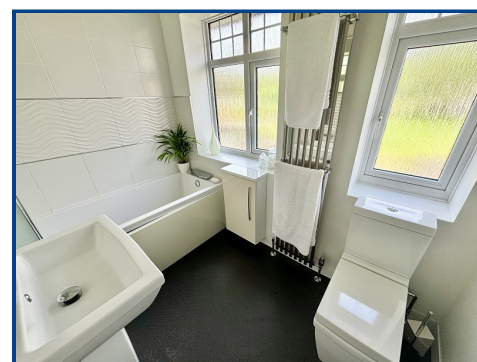
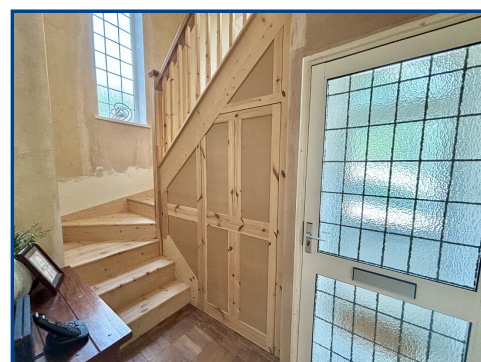
Price **£330,000**



- Traditional bay fronted detached property
- Three double bedrooms
- Two reception rooms
- Utility room
- Front and rear gardens
- Driveway for several vehicles
- Garage and outbuildings
- Sought after location
- Viewing highly recommended

General Description

A traditional bay fronted three bedroom detached property with beautiful characteristic features sitting on the ever popular Neath road within the sought after village of Rhos. This spacious property boasts three double bedrooms, two reception rooms, off road parking and is situated ideally for schools, Pontardawe town centre, scenic country walks, M4, superstore, shops and local amenities making it the prefect setting for a family home.



Viewing: **01792 865 042**

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

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

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.

Tel: **01792 865 042**

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

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

Property Description

A traditional bay fronted three bedroom detached property with beautiful characteristic features sitting on the ever popular Neath road within the sought after village of Rhos. This spacious property boasts three double bedrooms, two reception rooms, off road parking and is situated ideally for schools, Pontardawe town centre, scenic country walks, M4, superstore, shops and local amenities making it the prefect setting for a family home.

The Accommodation Comprises:

Ground Floor

Entered via uPVC door.

Porch

Door to hall.

Hall (7' 7" x 3' 8") or (2.30m x 1.11m)

Double glazed frosted window to rear, doors to lounge, dining room, kitchen and cloakroom. Under stairs storage cupboard, parquet flooring, radiator.

Lounge (12' 7" x 11' 11") or (3.83m x 3.64m)

Double glazed bay window to front, original fireplace, parquet flooring, radiator.

Dining Room (12' 7" x 11' 8") or (3.83m x 3.56m)

Double glazed window to front, original fireplace, parquet flooring, radiator.

Kitchen (11' 0" x 11' 11") or (3.35m x 3.64m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Integrated appliances include fridge, freezer and electric fan oven with gas hob and extractor hood over. Karndean flooring, radiator, double glazed window to rear, doors to utility room and rear garden.

Utility Room (3' 1" x 4' 8") or (0.95m x 1.43m)

Double glazed window to rear, gas combination boiler, plumbed for washing machine. Karndean flooring, radiator.

Cloakroom (4' 3" x 3' 11") or (1.30m x 1.19m)

Two piece suite comprising; wash hand basin vanity unit and low level w/c, parquet flooring.

First Floor

Landing (5' 4" x 15' 1") or (1.62m x 4.61m)

Double glazed frosted stained glass window, storage cupboard, radiator, doors to three bedrooms and bathroom.

Bedroom 1 (12' 10" x 12' 4") or (3.92m x 3.75m)

Double glazed bay window to front, fitted carpet, radiator.

Bedroom 2 (12' 10" x 11' 4") or (3.92m x 3.45m)

Double glazed window to front, fitted carpet, radiator.

Bedroom 3 (10' 8" x 8' 6") or (3.25m x 2.59m)

Double glazed window to rear, storage cupboard with sliding doors, fitted carpet, radiator.

Bathroom (5' 0" x 8' 4") or (1.53m x 2.53m)

Three piece suite comprising; panelled bath with shower over, wash hand basin vanity unit and low level w/c. Part tiled walls, waterproof flooring, vertical radiator, two double glazed frosted windows to rear.

External

Front Garden

Front lawn and driveway for several cars leading to garage and rear garden.

Garage & Outbuildings

Garage has up and over door with power points and lighting. Two out buildings comprising storage and w/c.

Rear Garden

Lower patio leading to raised graveled sitting area and lawn with apple tree. Power points at the top of the garden.

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

D

