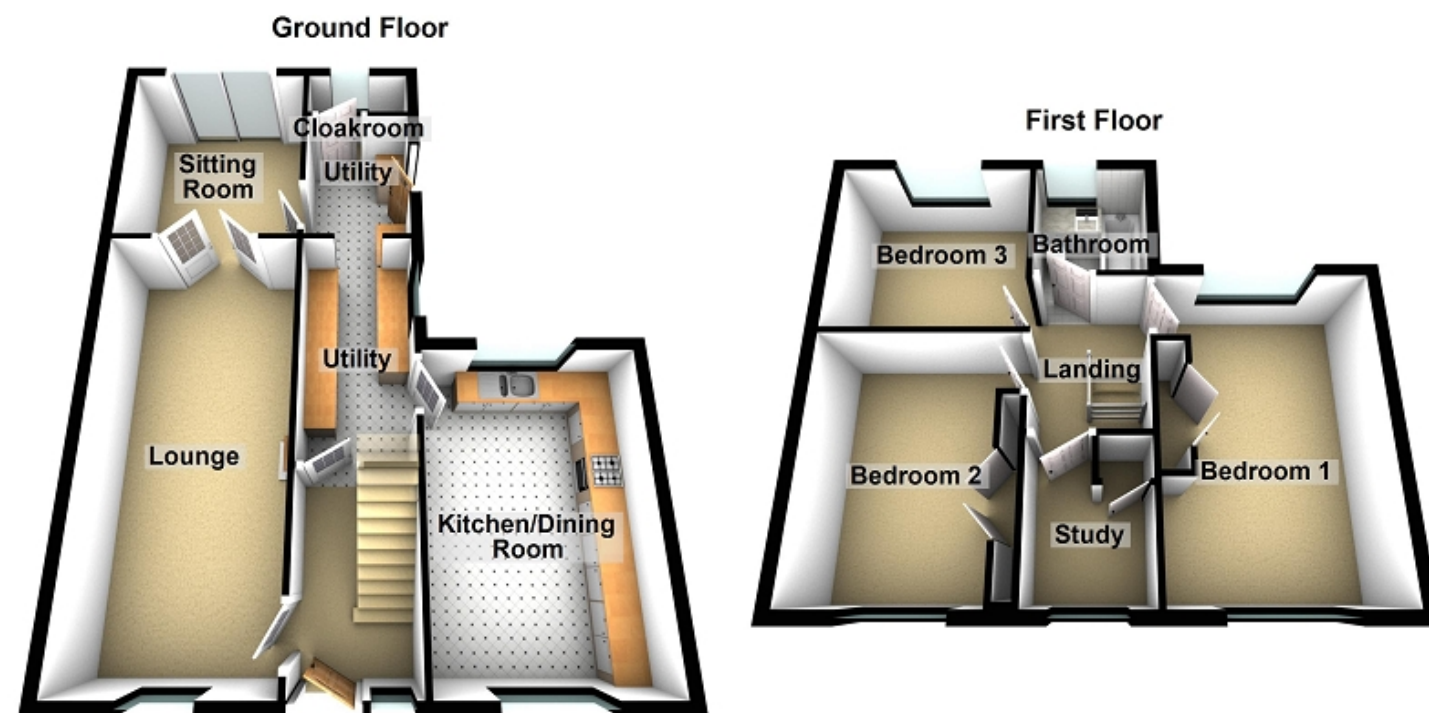
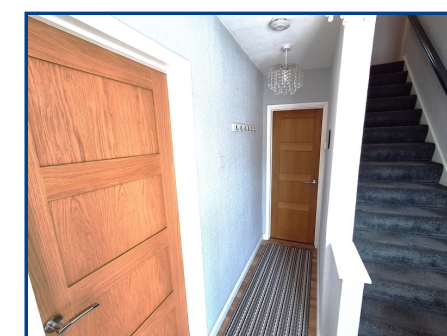
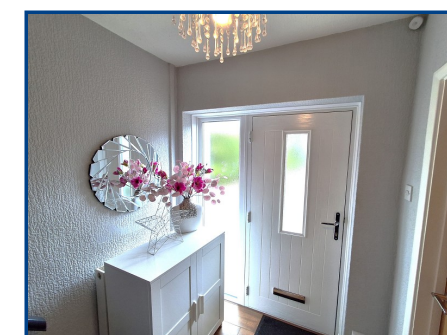




Lon Yr Ysgol Rhos Pontardawe Swansea.

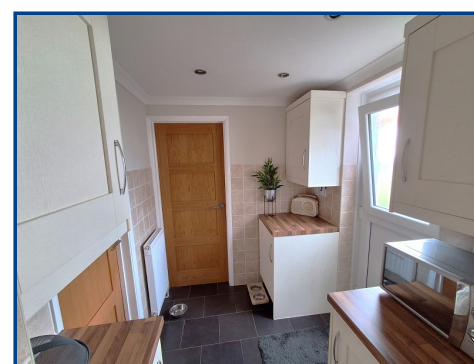
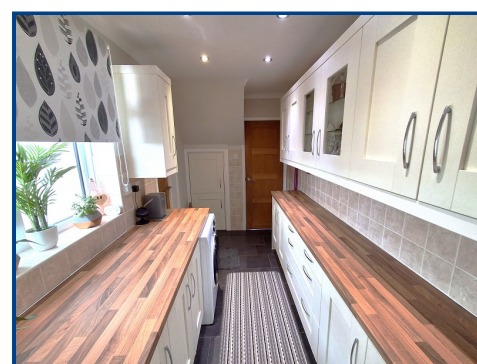
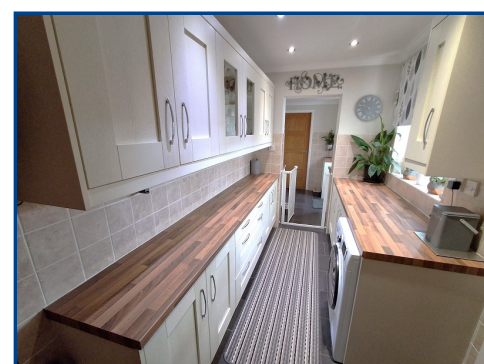
Offers In Region Of **£299,950**



- Substantially extended Semi-detached house
- 3 double bedroom & a study
- Lounge and a sitting room
- Kitchen/dining room
- Bathroom & a cloakroom
- Double glazed
- Gas central heating
- Large brick paved driveway
- Well landscaped gardens and a storage building
- Quiet cul-de-sac in the popular village of Rhos

General Description

Situated in a quiet cul-de-sac in the highly popular village of Rhos this substantially extended and well presented Semi-detached house offers generous accommodation comprising an entrance hall, cloakroom, lounge, sitting room, kitchen/dining room, utility room to the ground floor, to the first floor there is a generous double aspect master bedroom with two further double bedrooms, a study and a bathroom. There is a large brick paved driveway to the front, side access leading to a private patio area, a further rear patio area which leads on to a landscaped garden area



Viewing: **01792 865 042**

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

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

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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.

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Property Description

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Ground Floor

Entrance Hall

Double glazed composite door and side window to front, doors to lounge and utility room, stairs to first floor and laminate flooring.

Lounge (22' 0" x 9' 10") or (6.70m x 3.0m)

Double glazed window to front, live effect gas fire with feature surround, radiator and laminate flooring.

Sitting Room (11' 1" x 9' 4") or (3.39m x 2.85m)

Double glazed sliding patio door to rear, laminate flooring and a radiator.

Kitchen/ dining room (13' 11" x 10' 8") or (4.25m x 3.25m)

Two double glazed windows one to front and one to rear, Modern Italian matt white fully fitted kitchen with beautiful granite worktops with a wide range of base and wall units incorporating an induction hob with an extractor fan over, in built Neff oven and microwave, integrated fridge/freezer, integrated dishwasher, sink with boiling hot tap and a separate waste disposal, attractive vinyl flooring and a radiator.

Utility Room (20' 2" x 5' 11") or (6.15m x 1.80m)

Double glazed window and stable door to side, extensive range of base and wall units, with an integrated fridge, integrated washing

machine and space for a tumble dryer, radiator and a tiled floor with part tiled walls, under stair storage area.

Cloakroom (3' 1" x 6' 1") or (0.95m x 1.85m)

Double glazed window to rear, w.c, wash hand basin, radiator, tiled floor and tiled walls.

First Floor

Landing

Access to loft, doors to the 3 bedrooms, study and the bathroom.

Bedroom 1 (16' 1" x 10' 8") or (4.90m x 3.25m)

Two double glazed windows one to front and one to rear, large airing cupboard and a radiator.

Bedroom 2 (12' 6" x 9' 10") or (3.80m x 3.0m)

Double glazed window to front, in built wardrobe and a radiator and laminate flooring.

Bedroom 3 (9' 2" x 9' 10") or (2.80m x 3.0m)

Double glazed window to rear, laminate flooring and a radiator.

Study (7' 5" Max x 6' 1" Max) or (2.25m Max x 1.85m Max)

Double glazed window to front, radiator and a storage cupboard.

Bathroom (5' 7" x 6' 1") or (1.70m x 1.85m)

Double glazed window to rear, three piece bathroom suite comprising a panelled bath with an electric shower over, w.c and wash hand basin set in a vanity surround, ladder radiator and laminate flooring.

External

Extensive brick paved driveway to front, slated area with shrubs bordering, gated brick paved pathway providing access to a side covered patio area which leads on to the rear garden which comprises a further paved patio area, section of artificial grass with a storage building measuring 3.5m x 2.5m to the far rear of the site.

