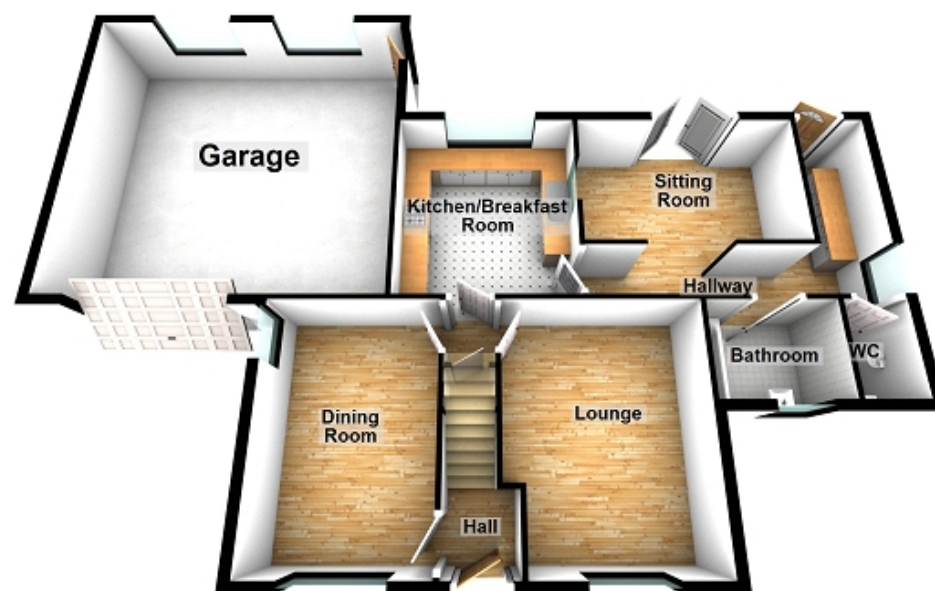
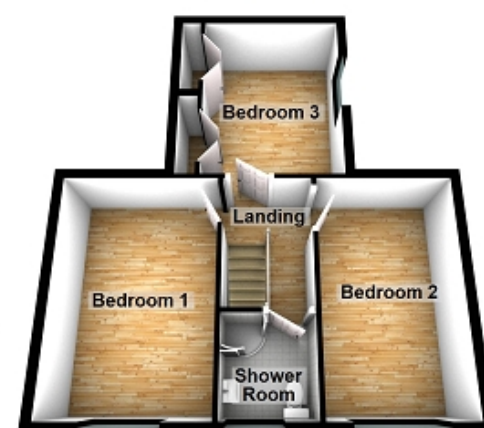


Ground Floor



First Floor



**Tanydarren
Cilmaengwyn
Pontardawe
Swansea**

Price **£310,000**



- Video tour available
- Detached property
- Three double bedrooms
- Three reception rooms
- Kitchen/breakfast room
- Large garage with mechanics pit
- Off road parking
- Generous sized rear enclosed garden
- Ground floor bathroom and first floor shower room
- Viewing highly recommended

General Description

A well presented extended three bedroom detached property sitting on a sizeable plot and with beautiful hillside views in the sought after village of Cilmaengwyn. This spacious and versatile property benefits from three double bedrooms, three reception rooms, garage and off road parking, large rear garden and is situated ideally for schools, bus routes, Pontardawe town centre, cycle track, M4, shops and local amenities making it the perfect setting for a family home.

EPC Rating: D59



Viewing: **01792 865 042**

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

Email: **pontardawe@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.

Tel: **01792 865 042**

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

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

Tanydarren, Cilmaengwyn, Pontardawe, Swansea, City And County of Swansea.

Property Description

A well presented extended three bedroom detached property sitting on a sizeable plot and with beautiful hillside views in the sought after village of Cilmaengwyn. This spacious and versatile property benefits from three double bedrooms, three reception rooms, garage and off road parking, large rear garden and is situated ideally for schools, bus routes, Pontardawe town centre, cycle track, M4, shops and local amenities making it the prefect setting for a family home.

The accommodation comprises :-

Ground Floor

Entered via uPVC door.

Hall (8' 3" x 4' 1") or (2.52m x 1.24m)

Door to dining room, original tiled flooring, radiator, staircase to first floor.

Dining Room (14' 10" x 10' 0") or (4.51m x 3.05m)

Double glazed window to front, original cast iron fire place with tile hearth and wood mantle. Wood flooring, radiator, double glazed window to side, door to inner hallway.

Inner Hallway

Doors to lounge and kitchen/breakfast room, under stairs storage cupboard, wood flooring.

Lounge (14' 10" x 11' 6") or (4.51m x 3.51m)

Double glazed window to front, wood burner with slate hearth and wood mantle. Wood flooring, radiator.

Kitchen/Breakfast Room (12' 0" x 11' 2") or (3.65m x 3.40m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Free standing electric cooker with induction hob and extractor hood over, Integrated microwave, plumbed for dishwasher. Fitted breakfast table, double glazed window to rear, tile effect flooring, radiator, door to hall/utility area.

Hall/Utility Area (3' 2" x 18' 5") or (0.96m x 5.61m)

Fitted with a range of wall and base units with worktop over, wall mounted gas combination boiler. Plumbed for washing machine, tile effect flooring, radiator double glazed frosted window to side. Open plan to sitting room, doors to shower room and w/c, double glazed uPVC door to rear garden.

Sitting Room (8' 6" x 13' 9") or (2.59m x 4.20m)

Double glazed French doors to rear garden, wood flooring, radiator.

Bathroom (5' 9" x 7' 8") or (1.76m x 2.33m)

Two piece suite comprising; panelled bath with shower over and wash hand basin vanity unit. Tile effect flooring, tiled walls, heated towel rail, double glazed frosted window to front.

Tanydarren, Cilmaengwyn, Pontardawe, Swansea, City And County of Swansea.

WC (5' 9" x 3' 8") or (1.76m x 1.12m)

Two piece suite comprising; wash hand basin and low level w/c. Tile effect flooring, part tiled walls, radiator, double glazed frosted window to side.

First Floor

Landing (8' 5" x 5' 8") or (2.56m x 1.73m)

Doors to three bedrooms and shower room, fitted carpet.

Bedroom 1 (14' 10" x 10' 0") or (4.51m x 3.05m)

Double glazed window to front, fitted carpet, radiator.

Bedroom 2 (14' 10" x 8' 8") or (4.51m x 2.65m)

Double glazed window to front, fitted carpet, radiator.

Bedroom 3 (12' 0" x 11' 2") or (3.65m x 3.40m)

Double glazed window to side, fitted wardrobes, fitted carpet, radiator.

Shower Room (6' 1" x 5' 8") or (1.85m x 1.73m)

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

External

Front Garden

Courtyard style front garden, two driveways either side of property, large garage, gated side access to rear enclosed garden.

Garage (20' 1" x 20' 8") or (6.11m x 6.30m)

Large garage with double barn style door, mechanics pit two windows to rear, door to rear garden.

Rear Garden

Large enclosed rear garden with raised patio leading down to multiple lawns with an abundance of mature shrubs, fruit trees, and flowering plants. Greenhouse and series of vegetable plots, wooden shed.

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

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