



## High Street Pontardawe Swansea.

Price **£184,950**



- Traditional mid terraced house
- Spacious and very well presented accommodation
- 3 double bedrooms
- Lounge/dining room
- Sitting room
- Fitted Kitchen
- Bathroom and a wet room
- Gas central heating & double glazing
- Very large rear garden
- Popular central location

## General Description

**EPC Rating: E47**

Located in the heart of Pontardawe this spacious well presented mid terraced house is the perfect choice for somebody looking to take advantage of what this town has to offer. The accommodation which is over two floors comprises an entrance hall, lounge/dining room, sitting room, wet room and a kitchen to ground floor, there are 3 bedrooms and a bathroom at first floor level. There is a very large rear garden which can be accessed over a right of way.



Viewing: **01792 865 042**

Website: **www.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](mailto:surveys@ctf-uk.com).

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### Ground Floor

#### Entrance Hall

Double glazed door with window above displaying house number to front, radiator, stair to first floor and an under stair storage area.

**Lounge/Dining Room (20' 4" x 12' 0") or (6.20m x 3.65m)**

2 Double glazed windows 1 to front and 1 to rear, electric fire with a feature surround, 2 radiators and laminate flooring.

**Sitting Room (9' 6" x 9' 6") or (2.90m x 2.90m)**

Double glazed window to front, radiator and laminate flooring.

#### Inner Hall

Double glazed window to rear and laminate flooring.

**Wet Room (7' 5" x 6' 11") or (2.25m x 2.10m)**

Shower area with fitted glass screen, w.c, wash hand basin set in a vanity surround and a radiator.

**Kitchen (11' 10" x 9' 10") or (3.60m x 3.0m)**

Double glazed door and window to side, double glazed window to rear, fully fitted kitchen with in built electric hob with a chimney extractor over, in built electric oven,

integrated fridge/freezer, plumbing for an automatic washing machine, 1 1/2 drainer sink unit, radiator, tiled floor and a tiled splash back.

### First Floor

#### Landing

Access to loft.

**Bedroom 1 (11' 10" x 11' 10") or (3.60m x 3.60m)**

Double glazed window to front and a radiator.

**Bedroom 2 (15' 1" x 8' 2") or (4.60m x 2.50m)**

2 Double glazed windows to front and a radiator.

**Bedroom 3 (11' 10" Max x 8' 2" Max) or (3.60m Max x 2.50m Max)**

Double glazed window to rear and a radiator.

### Bathroom

Double glazed window to rear, panelled bath with a mains shower over and a fitted shower screen, wash hand basin set in a vanity surround, w.c, airing cupboard and a radiator.

### External

Concrete patio area to immediate rear which leads on to a very large enclosed rear garden laid to lawn with a pleasant aspect. We are informed that there is a pedestrian right of way to the rear.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

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