



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**Iscoed Road
Hendy
Pontarddulais
Swansea.**

Price Guide £175,000



- Semi Detached 4 Bedroom House
- Garage & Rear Garden
- In Need of Update and Modernisation
- Vehicular Access to Rear
- Convenient Village Location
- Spacious Cellar
- Gas Heating & Double Glazing
- EPC: D63

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@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.

General Description

A spacious semi detached 4 bedroom house in need of modernisation and update with the benefit of gas central heating and double glazing. Externally there is a large rear garden and garage.

EPC Rating: D63

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Iscoed Road, Hendy, Pontarddulais, Swansea.

Property Description

A semi detached house of traditional construction in need of some modernisation and update offering spacious accommodation comprising Lounge, Hall, Ground Floor Bedroom, Shower Room, Dining Room, Sun Room and Kitchen on the ground floor and 3 bedrooms, separate wc and bathroom at first floor with a cellar comprising 3 rooms with access out to the garden area. Externally there is vehicular access off a side road to the garage and garden area.

Conveniently situated in the village of Hendy with easy access to the M4, local amenities and Hendy Park.

Entrance Door

to:

Lounge (16' 4" x 10' 2") or (4.98m x 3.11m)

Tiled fireplace with alcove and fitted cupboard. Radiator, double glazed window to front and coved ceiling.

Reception Room/ Bedroom (10' 9" x 13' 0") or (3.28m x 3.96m)

With radiator, double glazed window and coved ceiling.

Door to:

Inner hall with access to roof space, coved ceiling and tiled floor. Door to side porch.

Shower Room (6' 0" x 6' 0") or (1.83m x 1.82m)

Part tiled, extractor fan, disabled shower with electric shower unit, double glazed window, low level WC, pedestal wash hand basin and radiator.

Hall

With staircase to first floor. Coat hooks and coved ceiling. Door to cellar.

Dining Room (10' 4" x 16' 4") or (3.15m x 4.98m)

With tiled fireplace and hearth, coved ceiling, fitted cupboard, window, radiator, french doors and feature leaded glass.

Sun Room (12' 8" x 4' 11") or (3.85m x 1.51m)

With tiled floor and radiator.

Porch

Tiled floor, panelled ceiling, glass panel door to sun room.

Kitchen (13' 4" x 7' 10") or (4.07m x 2.40m)

With stainless steel sink unit with mixer tap, base, drawer and wall units with fitted worktops. Electric oven and electric oven. Appliance space, part tiled walls, tiled floor, fluorescent light, fitted cupboard with glazed door and radiator. Fitted worktops and tiled floor.

First Floor

Half Landing

Inner Landing (8' 1" x 4' 10") or (2.47m x 1.47m)

With radiator, dado rail and double glazed window.

Separate WC

With low level WC, part tiled and dado rail.

Bathroom (8' 9" x 5' 1") or (2.66m x 1.56m)

With pedestal wash hand basin and panelled bath. Radiator, tiled walls and built in cupboard housing wall mounted gas boiler.

Landing

Radiator and access to roof space.

Bedroom 2 (10' 7" x 15' 2") or (3.23m x 4.63m)

With double window to front and side, coved ceiling, picture rail and radiator.

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Bedroom 3 (8' 10" x 7' 0") or (2.69m x 2.14m)

With radiator and double glazed window.

Bedroom 4 (11' 9" x 9' 2") or (3.58m x 2.79m)

With coved ceiling, radiator and double glazed window.

Cellar

Access from the hallway with door out to the garden area.

Cellar Room 1 (8' 9" x 15' 8") or (2.67m x 4.77m)

With steps down from hall. Pedestal wash hand basin, window and slab floor.

Cellar Room 2 (9' 3" x 12' 0") or (2.82m x 3.65m)

Former coal store.

Cellar Room 3 (13' 1" x 7' 7") or (3.99m x 2.31m)

Door out to rear. Fluorescent light, sink and two windows.

EXTERNALLY

Side pedestrian access from the front of the property to a concrete patio area with dwarf walling.

Store shed and outside WC.

Spacious lawned garden area with ornamental trees, bushes and fruit trees

Patio area.

Corrugated garage with timber doors.

Vehicular access to rear.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. 01267 234567.

Broadband and Mobile phone

The broad band and mobile signal is deemed to be good in this location.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

Freehold

Council Tax

C

Directions

From Llandeilo take the A476 to Cross Hands. Proceed on the M4 taking the Llanelli turning. Proceed to the traffic lights and turn left where the property will be found on the right hand side.

