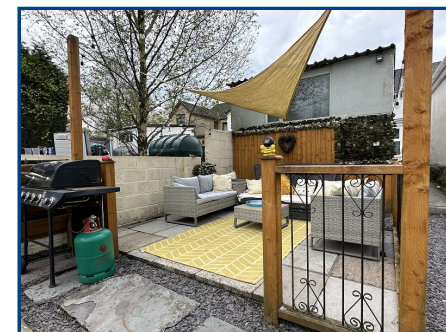


**Abercrave Terrace
Abercrave
Swansea
City And County of Swansea.**

Price **£160,000**



- Ideal for first-time buyers
- Includes a detached garage
- Mountain views from the property
- Welcoming family home
- Potential for a fourth Bedroom

General Description

Abercrave Terrace offers a serene escape amidst breathtaking mountain views and a peaceful ambiance. Nestled in Caehopkin's scenic beauty, this quiet street fosters a sense of tranquility and relaxation. Experience the essence of Caehopkin living—schedule your viewing today and discover the serenity of this picturesque location.

Viewing: **01639 844 426**

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

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

Important notice

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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.

Property Description

Nestled in the serene village of Caehopkin, known for its picturesque landscapes and welcoming community spirit, Abercrave Terrace offers a tranquil living experience amidst natural beauty. This charming three-bedroom mid-terrace property embodies the essence of Caehopkin living, boasting stunning views of the surrounding mountains that create a scenic backdrop for daily life. Situated on a quiet street, this home provides a peaceful retreat from the hustle and bustle, allowing moments of relaxation. The property itself features modern comforts paired with cozy charm, including a stylish cottage-style kitchen, an open-plan living and dining area ideal for gatherings, and a versatile attic space with potential for expansion (Subject to Planning). With its convenient layout, detached garage for storage, and delightful outdoor spaces, including patio areas and lush lawns, this home is designed for comfortable family living while embracing the beauty and tranquility of Abercrave Terrace.

Hall (13' 1" Max x 3' 5" Max) or (3.98m Max x 1.03m Max)

Enter via double glaze PVC door into hallway. Tiled flooring, coved ceilings, ceiling light, door

to underneath stairs storage area, door leading into;

Living room/Dining Area (21' 7" Max x 12' 4" Max) or (6.59m Max x 3.77m Max)

Laminate flooring, double panelled radiator, tilt-and-turn double glazed window to the front, two ceiling lights, coved ceilings, log burner with exposed brick surround and part tiled part slate hearth, carpeted, stairs to the first floor landing, double doors leading into;

Kitchen (14' 2" Max x 7' 5" Max) or (4.32m Max x 2.27m Max)

Based units with wooden worktops, space for range cooker with stainless steel & glass extractor fan over, Belfast sink with mixer tap, space for washing machine with plumbing, space for dish washer with plumbing, space for American fridge freezer, tiled flooring, ceiling light, sky light, double glazed window to the rear, double glazed door to the rear, radiator, sliding door leading to;

Utility (7' 5" Max x 2' 10" Max) or (2.27m Max x 0.86m Max)

Tiled flooring, space for tumble dryer, cupboard storage area, ceiling light, door leading into;

Bathroom (6' 5" Max x 8' 11" Max) or (1.96m Max x 2.71m Max)

Comprising of a three piece suite including WC, sink with mixer tap and vanity underneath, bath with mixer tap and electric shower over, floor to ceiling tiled walls, lino flooring, door to storage area with electric boiler, double glazed obscure window to the rear, radiator, ceiling lights.

Landing

Carpeted flooring, double glazed window to the rear, wooden banister with spindles, ceiling light, coved ceilings, carpeted stairs leading to attic room, door leading to;

Bedroom 1 (10' 5" Max x 10' 5" Max) or (3.18m Max x 3.17m Max)

Laminated flooring, double glazed window to the rear, ceiling light, coved ceilings, single panelled radiator.

Bedroom 2 (8' 0" Max x 11' 11" Max) or (2.44m Max x 3.62m Max)

Laminated flooring, coved ceilings, ceiling light, radiator, double glazed window to the front

Bedroom 3 (8' 8" Max x 6' 11" Max) or (2.63m Max x 2.10m Max)

Laminated flooring, double glazed window to the front, radiator, ceiling light, coved ceilings.

Attic (15' 3" Max x 12' 6" Max) or (4.66m Max x 3.82m Max)

laminated flooring, exposed beams, double glazed sky light to rear, spot lights, storage areas.

EXTERNALLY

To the front, the property is directly onto a pedestrian pavement. To the rear, there is a rear access. Beyond the rear access, there is a detached garage with an up and over door. To the side of the garage there is a mixed slate and patio slab path leading to a patio area with a pagola and banister with spindles, there is also a small laid to lawn area leading to decking area with steps leading down to an additional patio. The boundary is partly enclosed.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

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