



**March Hywel  
Rhos  
Pontardawe  
Swansea.**

**Price £140,000**



- Semi detached property
- Three bedrooms
- Two reception rooms
- Kitchen
- First floor bathroom
- Rear garden
- Viewing highly recommended
- Sought after location
- Beautiful views overlooking Rhos park
- No onward chain

**General Description**

Offered for sale with no onward chain an extended three bedroom semi detached property sitting on a sought after street with beautiful views overlooking Rhos park. This spacious property benefits from two reception rooms, three bedrooms, rear garden and is situated ideally for schools, bus routes, post office, Pontardawe town centre, M4, shops and local amenities making it the perfect property for first time buyers, families and investors alike.



Viewing: **01792 865 042**

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

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

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**Professional Services**

Our 12 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).

**Money Laundering Regulations**

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

**Property Description**

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**The accommodation comprises :-**

**Ground Floor**

Entered via wooden glass panelled door.

**Hall (7' 9" x 5' 11") or (2.37m x 1.80m)**

Doors to sitting room and lounge/dining room, window to side, staircase to first floor.

**Sitting Room (9' 11" x 11' 7") or (3.03m x 3.53m)**

Double glazed window to front, fireplace with tiled hearth and surround, radiator.

**Lounge/Dining Room (12' 9" x 17' 10") or (3.89m x 5.43m)**

Two double glazed windows, under stairs storage cupboard housing wall mounted gas combination boiler. Two radiators, door to kitchen.

**Kitchen (8' 10" x 12' 2") or (2.70m x 3.72m)**

Fitted with a range of wall and base units with worktop over, inset sink with mixer tap and drainer. Integrated appliances include; dishwasher, washing machine, electric fan oven and gas hob with extractor hood over. Tiled flooring, part tiled walls, radiator, double glazed window to side, doors to front and rear gardens.

**First Floor**

**Landing**

Window to side, doors to three bedrooms and bathroom.

**Bedroom 1 (12' 9" x 6' 7") or (3.88m x 2.0m)**

Double glazed window to front, radiator.

**Bedroom 2 (10' 0" x 9' 5") or (3.04m x 2.86m)**

Double glazed window to rear.

**Bedroom 3 (9' 6" x 7' 4") or (2.89m x 2.23m)**

Double glazed window to front, storage cupboard, radiator.

**Bathroom**

Four piece suite comprising; walk in shower cubicle, panelled bath, wash hand basin vanity unit and low level w/c. Tile effect flooring, part tiled walls, window to rear.

**External**

**Front Garden**

Courtyard style front lawn.

**Rear Garden**

Patio and lawn areas with mature shrubs, greenhouse and large 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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