



Francis Street, Pontardawe, SA8 4EQ

Offers in the Region Of £159,950

****Exclusive with Abbey Residential Agents****

If you are interested in this home, please call us verbally. Click the link of the virtual tour to view the home in the comfort of your own home.

Abbey Residential Agents are proud to offer for sale by private treaty this well proportioned two bedroom semi detached family on a no through road within proximity to the heart of Pontardawe. Walking distance to Tesco, local shops on Herbert Street, local Retail Park. Good road links to the adjoining locations.

We strongly recommend early viewing. Vacant Possession with No Onward Chain.

The accommodation consists to the ground floor of an entrance porch, 22ft lounge/diner, modern fitted kitchen, downstairs family bathroom. To the first floor there are two bedrooms and a disabled shower room. Externally there are front and rear gardens.

Entrance

via side door into the porch.

Porch

Laminated flooring. Frosted double glazed pane to the front and side aspect. Door into the lounge/diner.

Lounge/Diner

22' 8" x 15' 6" (6.90m x 4.72m)

Double glazed window to the front aspect, window shutters to the front, two radiators. Tiled floor. Staircase to the first floor. Plain plastered ceiling with coving. Double glazed french doors opening into the rear garden. Door into the kitchen.

Kitchen

14' 10" x 7' 4" (4.52m x 2.23m)

Double glazed window to the side aspect, two velux skylights, laminated flooring. Plain plastered ceiling with exposed beams. A range of fitted wall and base units inset sink unit, five ring gas hob, oven and grill, integrated dishwasher.

Rear Lobby Area

Frosted pvc door leading into the rear garden, laminated flooring, plain plastered ceiling, door into the downstairs family bathroom.

Downstairs Family Bathroom

10' 0" x 8' 10" (3.05m x 2.69m)

Frosted double glazed window to the rear aspect, plain plastered ceiling with coving and integrated spot lights, radiator, fully tiled, plumbed for a washing machine. A three piece white shell bathroom suite inset toilet, pedestal wash hand basin, panelled bath with taps, skylight.

First Floor Landing

Plain plastered ceiling with coving, access to the loft. Doors off to the first floor bedrooms and the disabled shower room.

Bedroom One

10' 1" x 11' 6" (3.07m x 3.50m)

Two double glazed windows to the front aspect, window shutters, plain plastered ceiling, radiator, fitted wardrobe, storage cupboard, laminated flooring.



Bedroom Two

11' 0" x 7' 9" (3.35m x 2.36m)

Double glazed window to the rear aspect, laminated flooring, plain plastered ceiling with coving, designer radiator, cupboard housing boiler.

Disabled Shower Room

8' 0" x 7' 6" (2.44m x 2.28m)

Frosted double glazed window to the rear aspect, plain plastered ceiling with coving, fully tiled to walls. A suite consists of disabled shower cubicle, push button toilet, pedestal wash hand basin, chrome towel rail.

Garden

To the front there is walled frontage with railings and an entrance gate leading to the home. To the right there is shared entrance. To the rear there is a hard standing, out building for storage, patio area.

Tenure - Freehold

Please ask your solicitor to check the tenure of the home.

Council Tax - C

Energy Performance Certificate

Current - 82 - B Potential - 87 - B Total Floor Area 81 square metres Certificate Number - 0340-2836-2630-2206-5455 Valid until 5th July 2036 Full EPC can be located on www.epcregister.com

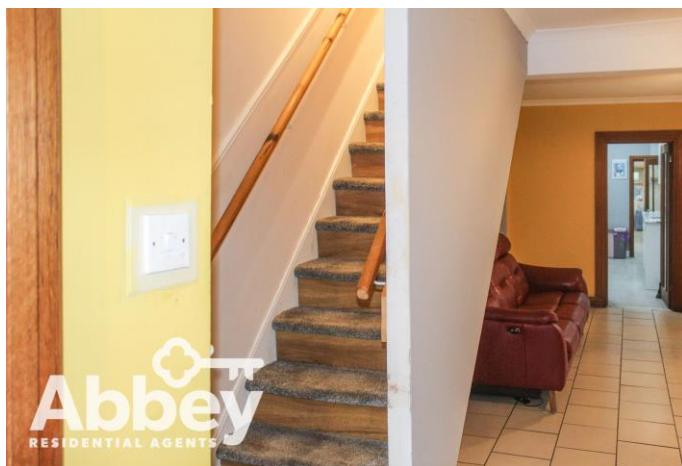
Viewing by appointment with the selling agents.

Please contact ourselves to arranging a viewing of the home.

Disclaimer

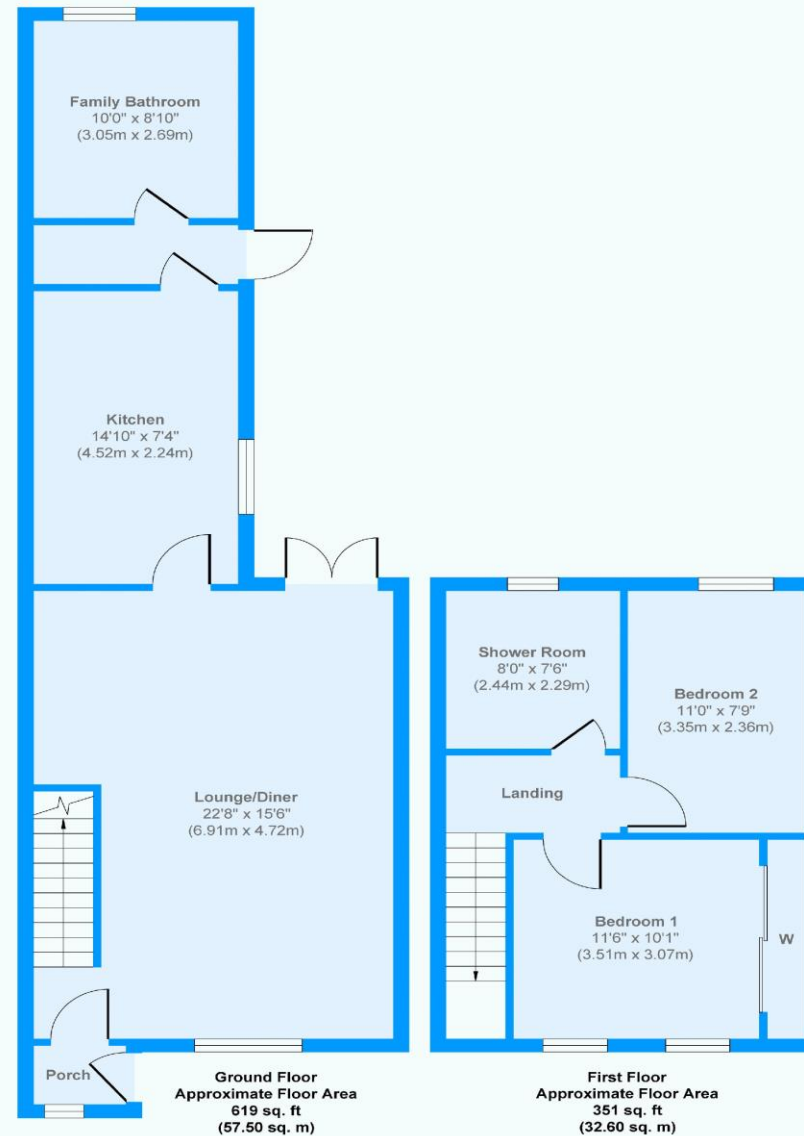
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are

approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.





Francis Street. Pontardawe, Swansea, SA8 4EQ.



Approx. Gross Internal Floor Area 970 sq. ft / 90.10 sq. m

Produced by Elements Property



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