



Davies Road, offers over £175,000

- Offers Tremendous Scope For Improvement
- Enclosed Rear Garden With Side Access
- No Ongoing Chain
- EPC Rating: D



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About the property

A property with huge potential. Located in the heart of Pontardawe, this substantial Detached property offers a fantastic opportunity for families, first-time buyers, or investors. Set on a corner plot, the property benefits from generous living accommodation, a prominent position close to local amenities, and excellent transport links.

On the ground floor, the accommodation comprises a hallway, two spacious reception rooms, a dining room, and a fitted kitchen/diner with direct access to the rear garden. Upstairs, you'll find four good-sized bedrooms along with a family bathroom.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks



Accommodation

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Lounge one

13' 7" x 9' 8" (4.14m x 2.95m)

Reception Room Two

14' 10" x 13' 8" (4.52m x 4.17m)

Dining Room

14' 5" x 13' 6" (4.39m x 4.11m)

Kitchen

14' 4" x 13' 9" (4.37m x 4.19m)

Shower Room

Bedroom One

13' 9" x 13' (4.19m x 3.96m)

Bedroom Two

13' x 11' 7" (3.96m x 3.53m)

Bedroom Three

12' 3" x 11' 1" (3.73m x 3.38m)

Bedroom Four

12' 10" x 8' 6" (3.91m x 2.59m)

Family Bathroom

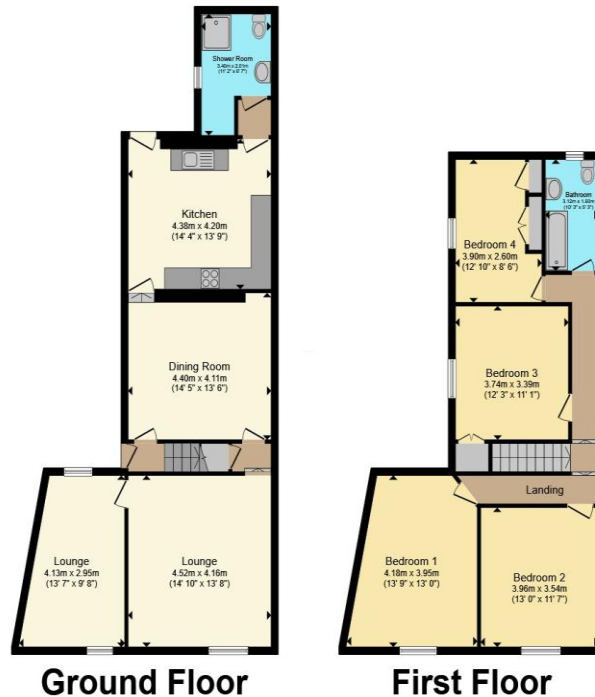
10' 3" x 5' 3" (3.12m x 1.60m)

Landing

01792 798201

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Floorplan



Total floor area 154.2 m² (1,660 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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