



Derwen Road, Alltwen, Pontardawe
Swansea, SA8 3AU.

Offers in the Region Of £167,995

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

If you are interested in this home, please contact ourselves verbally.

Abbey Residential Agents are proud to offer for sale by private treaty this well positioned three bedroom traditional semi detached family home in the village location of Alltwen with views to the rear aspect of the local countryside. Walking distance of the local walks in the countryside. Close proximity to Premier Stores located on Alltwen Hill, a short walk to Gwyn Arms Public House, The Butchers Arms Public House. A short journey to the local primary school, Tesco situated in Pontardawe. Good road links to the adjoining locations. We strongly recommend early viewing of this family home as this home has never been on the market since its construction. This home requires updating which is reflected in the asking price.

To the ground floor there is an entrance hall, lounge, dining room and a kitchen. To the first floor there are three bedrooms, toilet and a shower room. Externally there are front and rear gardens. Driveway to the garage.

Entrance

via pvc door into the hall.

Hall

Radiator, storage cupboard with double glazed window to the left hand side entrance. Staircase to the first floor.

Dining Room

9' 7" x 12' 6" (2.92m x 3.81m)

Double glazed window to the front aspect, papered ceiling with coving, radiator.

Lounge

14' 7" x 11' 8" (4.44m x 3.55m)

Double glazed window to the rear aspect, textured ceiling with coving, radiator, gas fire (not tested).

Kitchen

10' 6" x 6' 7" (3.20m x 2.01m)

Double glazed window to the rear aspect. Half glazed pvc door to the side aspect. A range of fitted wall and base units inset sink unit, cooker point, tiled floor, partial tiled to walls.

First Floor Landing

Papered ceiling. Frosted double glazed window to the side aspect, storage cupboard.

Bedroom One

12' 9" x 11' 8" (3.88m x 3.55m)

Double glazed window to the rear aspect, radiator, cupboard housing baxi boiler.

Bedroom Two

11' 4" x 10' 6" (3.45m x 3.20m)

Double glazed window to the front aspect, radiator, fitted wardrobe. Access to the loft.

Bedroom Three

8' 2" x 8' 3" (2.49m x 2.51m)

Double glazed window to the front aspect, radiator.

Shower Room

4' 4" x 6' 8" (1.32m x 2.03m)

Frosted double glazed window to the rear aspect, extractor fan, partial tiled to walls. A suite consists of pedestal wash hand basin, shower cubicle, chrome towel rail.



Toilet

Frosted double glazed window to the side aspect, toilet.

Garden

To the front there is a walled frontage, laid to lawn with shrubs. Double gates leading to the driveway up to the garage. To the side there is out storage room. To the rear there is an outside water tap supply, potting shed, laid to lawn with views to the rear.

Garage

With folding door.

Tenure - Freehold

Please ask your solicitor to check the tenure.

Energy Performance Certificate

Current - 68 - D Potential - 86 - B Total Floor Area 86 square metres Certificate Number - 3290 - 6895 - 0122- 2309 - 3273 Valid until 1st December 2033 Full EPC can be located on www.epcregister.com



Viewing by appointment with the selling agents.

Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via the virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the process. Please respect the procedures in place at this time.

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.

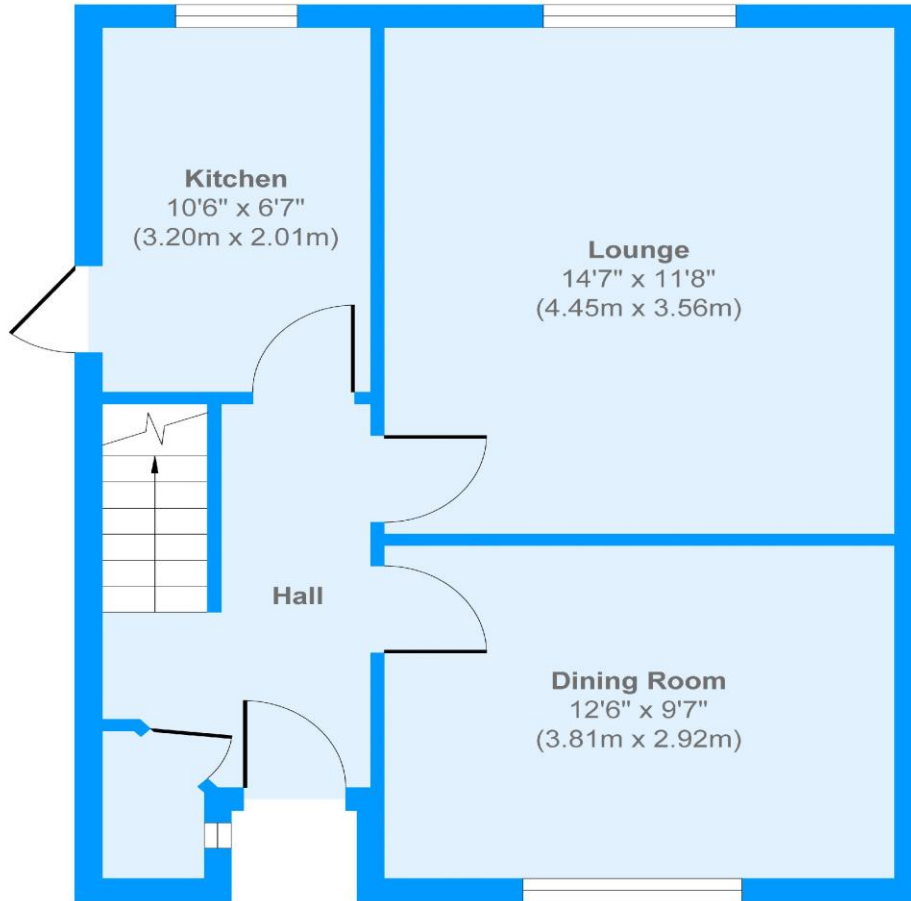


Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential 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.

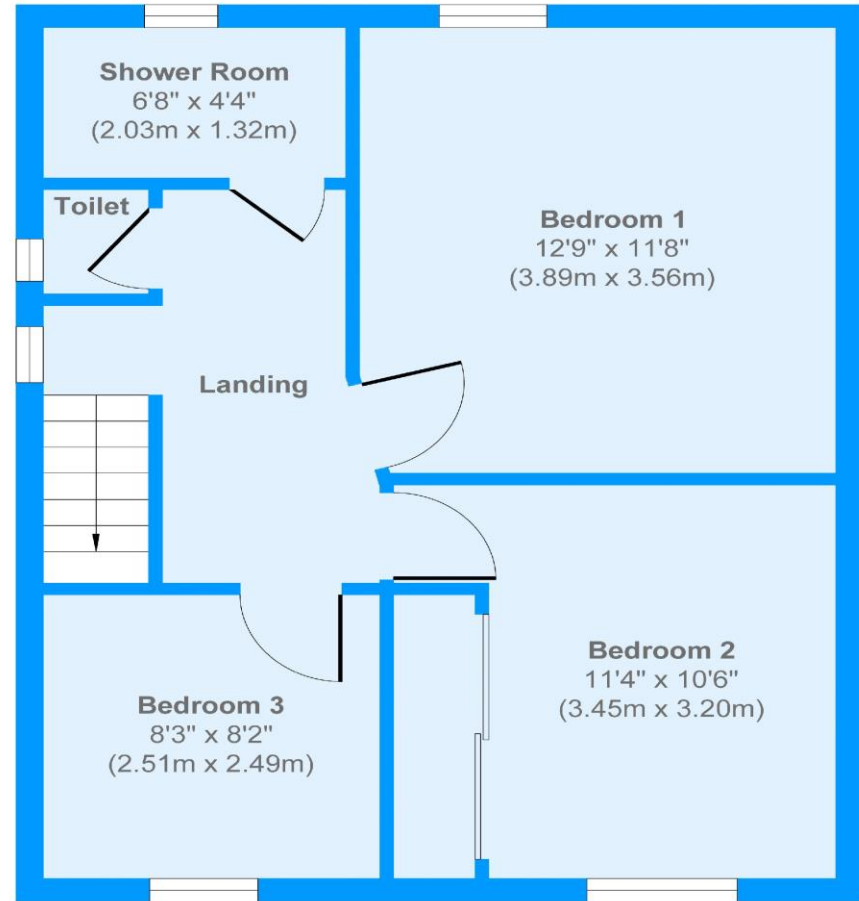




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Ground Floor
Approximate Floor Area
464 sq. ft
(43.10 sq. m)



First Floor
Approximate Floor Area
458 sq. ft
(42.54 sq. m)

Approx. Gross Internal Floor Area 922 sq. ft / 85.64 sq. m

Produced by Elements Property

