



7 Cwrt Rebecca, Pontardulais, Swansea, SA4 8JL
Asking Price £175,000

A modern, well maintained and beautifully presented mid link property situated on this popular residential development which can be found in a quaint courtyard. The accommodation comprises: entrance hallway, cloakroom and kitchen/lounge/dining room to the ground floor, two bedrooms and family bathroom to the first floor and master bedroom with en-suite to the second floor. Benefits include: uPVC double glazing, gas central heating, enclosed rear garden, off road parking and garage. The property is conveniently located to take advantage of local schools and amenities in the area. Freehold. Viewing highly recommended. EPC-C

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ENTRANCE

Enter via glass panel door to front into:

HALLWAY

Radiator. Wood effect flooring. Under stairs storage.

CLOAKROOM

Two piece suite comprising low level WC and pedestal wash hand basin with tiled splash back. Radiator. Wood effect flooring.

KITCHEN/LOUNGE/DINING ROOM 8.00m x 4.54m max (26'3" x 14'11" max)

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KITCHEN

UPVC double glazed window to front. Fitted with a range of base and wall units with complementary work surface over incorporating one and a half bowl stainless steel sink and drainer. Integrated oven with four ring gas hob and extractor over. Integrated fridge and freezer. Plumbed for slimline dishwasher, washing machine and tumble dryer. Partly tiled walls. Wood effect flooring.

LOUNGE/DINING ROOM

UPVC double glazed window to rear. UPVC double glazed French doors to rear. Two radiators. Wood effect flooring.

FIRST FLOOR

LANDING

UPVC double glazed window to front. Airing cupboard housing water tank and gas combination boiler. Radiator. Stairs to second floor. Doors into:

BATHROOM

UPVC double glazed obscure glass window to rear. Partly tiled walls. Three piece suite comprising low level WC, pedestal wash hand basin with tiled splash back and panelled bath. Vinyl flooring.

BEDROOM TWO 4.79m max x 2.48m (15'9" max x 8'2")

UPVC double glazed window to rear. Radiator.

BEDROOM THREE 3.84m max x 2.49m (12'7" max x 8'2")

UPVC double glazed window to front. Radiator.

SECOND FLOOR

MASTER BEDROOM 5.83m max x 3.49m (19'2" max x 11'5")

UPVC double glazed window to front. Two uPVC double glazed 'Velux' windows to rear. Built in wardrobe. Radiator. Loft access. Door into.

EN-SUITE

UPVC double glazed 'Velux' window to rear. Three piece suite comprising low level WC, pedestal wash hand basin with tiled splash back and fully tiled shower cubicle. Radiator. Vinyl flooring.

EXTERNAL

FRONT

Area laid with decorative stone chippings. Path leading to front door. Access to a freehold single garage.

REAR

A fully enclosed tiered garden laid with decking. Small paved area..

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 896 868

