



The Property People



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6/8 Dyffryn Road, Pontardawe, Swansea, Glamorgan, SA8 3BX

Offers in the region of £249,500



KITCHEN/ BREAKFAST ROOM 13'11" x 13'1" (4.25 x 4.0)

It has got a single drainer granite resin sink unit with chrome mixer tap. Feature stone surround inglenook fireplace with tile recess. Fitted range of base wall cupboards with ample work surface. Central island with fitted cupboards and granite effect work surface. Exposed ceiling beams and downlighters. Wall mounted Worcester gas fired boiler which serves the heating requirements. Ceramic tiled floor. Plumbed for dishwasher and washing machine. Radiator.

ANOTHER ROOM ASPECT

LOUNGE/ DINING ROOM 29'4" x 12'0" (8.95 x 3.67)

Feature inglenook style fireplace with exposed stonework and timber surround incorporating multi-fuel stove on slate half. Original stone stairs leading to the side of the inglenook forming an attractive feature. Wall recess with shells. Exposed ceiling beams. Large patio doors leading out to paved terrace, which there are outstanding views. Ceramic tiled floor. Built-in cupboard. Spiral staircase to first floor. Wall lights. 3 radiators.

ANOTHER ROOM ASPECT

FIRST FLOOR LANDING 16'9" x 7'10" (5.11 x 2.40)

Vaulted beamed ceiling. Wall recess with extensive hanging space and shelving. Attractive balustrade. Wall lights. Radiator.

ANOTHER ROOM ASPECT

BEDROOM 12'8" x 12'3" (3.88 x 3.74)

ANOTHER ROOM ASPECT

BEDROOM 11'3" x 7'9" (3.43 x 2.38)

Built-in wardrobe with fitted shelving. Vaulted beam ceiling. Wood effect floor. Radiator.

ANOTHER ROOM ASPECT

BATHROOM 6'8" x 6'5" (2.04 x 1.97)

Panelled bath. Hand basin in vanity with mixer tap. Low level WC. Vaulted beam ceiling. Panelled walls. Radiator.

ANOTHER ROOM ASPECT

BEDROOM 14'0" x 6'7" (4.27 x 2.02)

Vaulted beam ceiling. Wood effect floor. Radiator.

ANOTHER ROOM ASPECT

SERVICES.

We are advised that the property is connected to all mains services.

OUTSIDE

The property is approached directly off Dyffryn Road which leads to a spacious concrete paved parking area, from which the gated entrance leads to the patio to the side of the house. The property stands in spacious grounds, which are laid to lawn. Throughout which are an extensive array of colourful trees and shrubs, which provide a variety of colour throughout the season. Immediately to the front of the property is a large paved patio area with fencing, which provides a wonderful location for outside living.

SUMMER HOUSE

GARAGE/ WORKSHOP 17'4" x 14'1" (5.29 x 4.30)

A block built building with electric connected.

TENURE & POSSESSION.

We understand that the property is freehold with vacant possession on completion

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

EDUCATION.

There are a wide range of schools in Pontardawe area. Cwmtawe Community School and Alltwen Primary school are down the road from

the property. Rhos Primary School is within a mile from the property. You can check other schools in the area on www.swansea.gov.uk or on Google maps.

SPORTS AND RECREATIONAL

COUNCIL TAX

We are advised that the property is Council Tax Band ' D'.

HOMEBUYERS SURVEY.

If you are considering buying a home, make sure that you are not buying a

PROBLEM

Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY& VALUATION

WEBSITE ADDRESS.

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OUT OF HOURS CONTACT.

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