



4 Waun Sterw, Rhydyfro SA8 4NS

Offers in the region of £350,000

Outskirts Of Pontardawe Town Centre
Five Bedroom Family Accommodation
Separate Ground Floor Annexe
Parking For Approximately 2/3 Vehicles
EPC

KW/RO/78612/121020

DESCRIPTION

Five Bedroom Detached
With A Separate Annexe.

A spacious detached property offering accommodation for an extended family. The property is situated in the sought after village of Rhydyfro which has good access to the town of Pontardawe which has a wide range of amenities that include various schools, art centre, local doctors and has great road links to the M4 motorway for ease of commuting to various towns and cities. Offering enormous potential for two families to join together with a separate access to the annexe or rear courtyard.

Viewing is highly recommended and this opportunity should not be missed if you are looking for that special property!
EPC: TBC

ENTRANCE HALLWAY

Enter via double glazed door with double glazed side panels and leaded glass, stairs to first floor, storage cupboard, laminate flooring, double panel radiator.

LIVING ROOM

18' x 13'10 (5.49m x 4.22m)
Double glazed windows to side and rear, electric wall fire, coving to ceiling, laminate flooring, 2 single panel radiators.

KITCHEN/BREAKFAST ROOM

13'1 x 12' (3.99m x 3.66m)
Double glazed window to side, range of wall and base units with worktops over, 1½ bowl stainless steel sink and drainer, double electric oven and ceramic hob with extractor over, pull out storage baskets, single panel radiator, double glazed door to rear.

UTILITY ROOM

8' x 7'8 (2.44m x 2.34m)
Double glazed window to side, stainless steel sink and drainer with tiled splash back, plumbing for washing machine, space for tumble dryer, wall mounted Worcester combination boiler providing domestic hot water and central heating, laminate flooring, door to side.

SITTING ROOM

11' x 10' (3.35m x 3.05m)
Double glazed window to front, coving to ceiling, laminate flooring, double glazed patio doors to rear with side glazed panels.

BEDROOM FIVE

11' x 10' (3.35m x 3.05m)
Double glazed window to side, coving to ceiling, laminate flooring, single panel radiator.

BATHROOM

10' x 8' (3.05m x 2.44m)
Double glazed frosted window to side, double shower with mains jet system, 3 piece suite comprising low level WC, wash hand basin set in

vanity unit, part tiled walls, tiled flooring, 2 heated towel rails.

FIRST FLOOR LANDING

Storage cupboard with single panel radiator.

BEDROOM ONE

14' x 12'10 (4.27m x 3.91m)
Double glazed windows to front and side, under eaves storage, single panel radiator.

BEDROOM TWO

12' x 9'11/7'11 (3.66m x 3.02m)
Double glazed window to front, single panel radiator.

BEDROOM THREE

13'/10 x 7' (3.96m x 2.13m)
Double glazed Velux window to rear, under eaves storage cupboard.

BEDROOM FOUR

9' x 8'10/5' (2.74m x 2.69m)
Double glazed window to front, shelving.

FAMILY BATHROOM

8'11 x 5'8' (2.72m x 1.52m)
Double glazed window to side, 3 piece suite comprising panelled bath, low level WC, pedestal wash hand basin, under eaves storage, tiled walls, single panel radiator.

ANNEXE

LIVING ROOM

11'1 x 9' (3.38m x 2.74m)
Laminate flooring, double panel radiator, double glazed French doors with side panels to patio area.

KITCHEN

6' x 4' (1.83m x 1.22m)
Double glazed window to front, range of wall and base units, stainless steel circular sink and drainer unit, space for fridge/freezer, tiled flooring, single panel radiator.

BATHROOM

6' x 4'10 (1.83m x 1.47m)
Double glazed window to side, 3 piece suite comprising panelled bath, low level WC, wash hand basin, heated towel rail, waterproof wall panels.

BEDROOM ONE

8'11 x 6'1 (2.72m x 1.85m)
Double glazed window to side, laminate flooring, double panel radiator.

BEDROOM TWO

9' x 6' (2.74m x 1.83m)
Double glazed window to front, laminate flooring, double panel radiator.

EXTERNALLY

The property is situated on a corner plot with front and side garden areas laid to lawn with a variety of shrub borders. To the rear between the property and the annexe is a large courtyard for entertaining. The side driveway provides parking for approximately 2/3 vehicles.

SERVICES

We are advised all mains services are connected to the property with gas fired central heating.

VIEWING

By appointment with the selling Agents on 01792 864900 or e-mail pontardawe@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Pontardawe office turn right at the traffic lights and proceed up James street into Rhydyfro, bear around the bend taking the second turning on the right then the first right again and the property is located immediately on the right-hand side.

4 Waun Sterw, Rhydyfro SA8 4NS



John.
Francis