



12 Clos Gelli Wen, Swansea, SA8 3DF

Price £229,995

Pennaf Premier Properties are pleased to offer for ****SALE**** this immaculate three bedroom semi detached townhouse with a large front and rear garden. The property is set out over three floors with living room, spacious kitchen diner and cloakroom to the ground floor and has two double bedrooms and family bathroom to the first floor with a master bedroom with ensuite to the second floor. Enclosed rear and side garden with side access. The property is close to Pontadawe town centre, Neath and M4 Links. Close to schools, shops and local amenities. This property is an ideal family home or first time buyers. PLEASE CALL 01639 760 033 TO ARRANGE A VIEWING!!

GROUND FLOOR

Entrance Hallway

Entrance via composite front door into hallway. Plaster walls and ceiling, central light, dado handrail to stairs, radiator, vinyl flooring. Wooden door leading to living room.



Living Room

12'11" x 10'6" (3.944 x 3.205)

Upvc double glazed window with venetian blinds to front, plaster walls and ceiling, central light, radiator, carpet flooring. Understair storage with door leading to kitchen diner.



Kitchen\Diner

14'1" x 10'8" (4.297 x 3.260)

Two Upvc double glazed windows to the rear and side with Upvc french doors to rear garden. Fitted kitchen comprising of a range of wall and base units with contrasting laminate work surface, cupboard housing combination boiler serving domestic hot water and heating,

Intergrated fridge\freezer, electric oven, gas hob, plumbing for dish washer, plumbing for washing machine and tumble dryer which are stored in a cupboard. Spot lighting and pendant lighting over dining area. Space for a dining table, radiator, laminate flooring.



Cloakroom

6'8" x 3'6" (2.054 x 1.085)

Downstairs cloakroom with plaster walls and ceiling, spotlights, wash hand basin, low level W.C, radiator, laminate flooring.



Stairs and Landing

Stairs leading to the first floor, dado handrail, carpet, Upvc double glazed window to first floor landing.

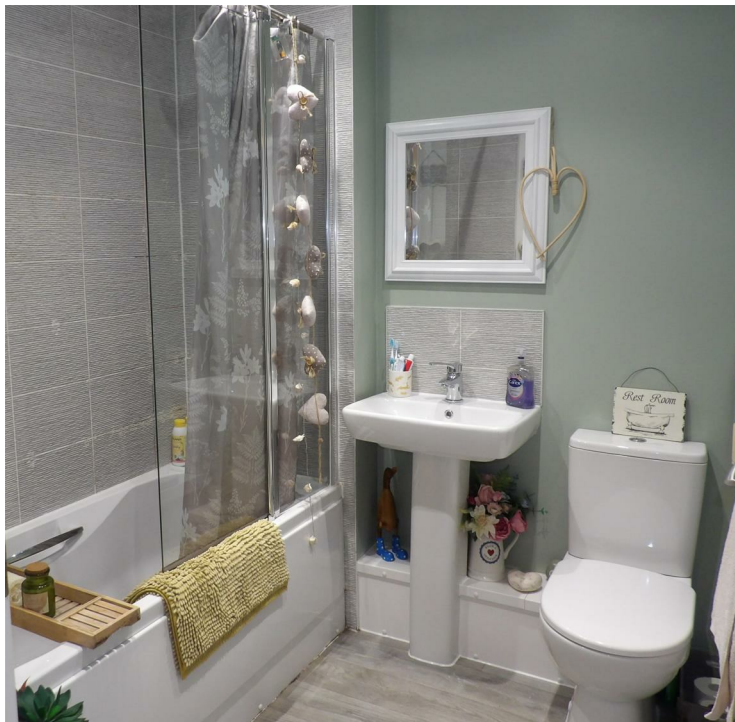


FIRST FLOOR

Family Bathroom

6263'1" x 6512'5" (1909 x 1985)

Emulsion walls and ceiling, spotlights, low level w.c, tiled splash back over wash hand basin and bath, shower over bath, shower screen, extractor fan, radiator, Laminate flooring.



Bedroom Two

14'1" x 9'10" (4.311 x 3.015)

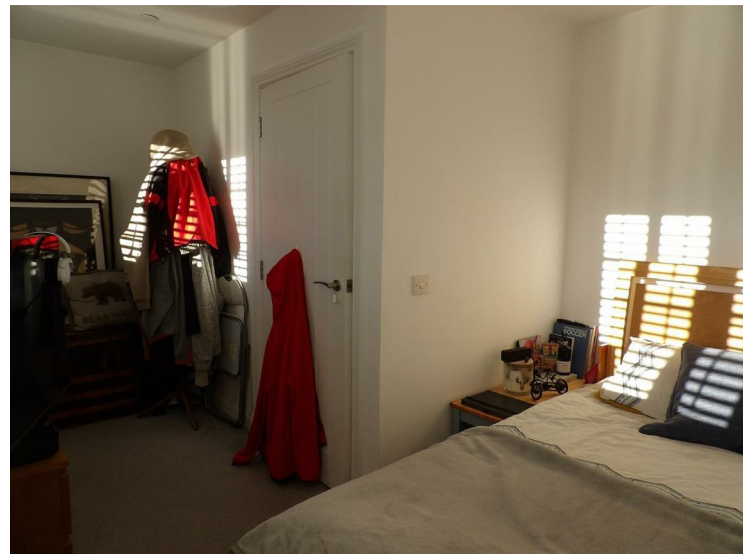
Two Upvc double glazed windows to the side and rear, emulsion walls and plastered ceiling, central light, radiator, carpet.



Bedroom Three

14'1" x 9'11" (4.294 x 3.041)

Two Upvc double glazed windows to the front, venetian blinds, emulsion walls and plastered ceiling, central light, radiator, carpet flooring.



SECOND FLOOR

Stairs and Landing

Stairs leading to the second floor, dado handrail, carpet. Large storage cupboard.

Master Bedroom

10'3" x 10'5" (3.127 x 3.195)

Upvc double glazed window to front, velux window to rear, emulsion walls with plastered ceiling, radiator, thermostat, tv point. Storage cupboards with shelves, storage to eaves within the master bedroom, attic hatch.



En Suite

6'10" x 5'9" (2.098 x 1.770)

Velux window to rear, emulsion walls and plastered ceiling, spotlights, low level w.c., wash hand basin, tiled walls in shower cubicle, extractor fan, laminate flooring.



OUTSIDE

Front Garden

Large driveway and grass area to the side of property. with a pathway leading to the front door.



Rear Garden

Large rear garden with side access, grass area to the middle with chippings to the outer path, chipping area to the rear, two sheds with a bar area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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