



9 Station Road, Glais SA7 9HE

Offers in the region of £195,000

Beautiful 3 Bed Semi-Detached House
Large Garden With Stunning Views
3 Reception Rooms, Modern Kitchen
Convenient For M4, On Bus Route
Family Bathroom, Downstairs WC, Utility

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

A beautifully presented, semi-detached property situated in the ever-popular village of Glais, enjoying easy access to local Primary and Comprehensive Schools, as well as other local amenities and the M4 Motorway (J45). The property also benefits from double-glazing, gas central heating and has an off road parking space to the front. Externally, there is a large garden set over a few tiers, with patio, landscaped and lawned areas. There are panoramic views over the valley from the rear garden. We feel this property would serve as an ideal family home, but may also be of interest to first time buyers and other owner occupiers. There is also a bus route that passes the street, offering transport to Swansea City Centre.

ENTRANCE PORCH

Double-glazed entrance door to the side, double-glazed windows to the front and side, door:

HALLWAY

Laminate flooring, staircase to the first floor, door to:

SITTING ROOM

15'0 x 9'11 (4.57m x 3.02m)
Double-glazed window to the front, radiator, 2 alcoves (one with storage cupboard), coved ceiling.

LOUNGE

15'2 x 13'9 (4.62m x 4.19m)
Double-glazed window to the front, laminate flooring, radiator. TV point, understairs storage cupboard, coved ceiling, door to:

DINING ROOM

11'11 x 8'6 (3.63m x 2.59m)
Double-glazed 'French' doors opening to the rear garden, laminate flooring, coved ceiling, door to:

KITCHEN

17'0 x 7'0 (5.18m x 2.13m)

Double-glazed window to the rear, double-glazed door to the side, tiled flooring, a range of modern wall and base units with worktops over, incorporating a stainless steel bowl sink and drainer unit, integrated electric oven with four ring electric hob and extractor hood, built in dishwasher, space for American style fridge freezer, breakfast bar, radiator, coved ceiling, spotlights.

REAR PORCH/ UTILITY

Double-glazed door to the side, tiled flooring, door to:

CLOAKROOM

Double-glazed window to the side, tiled flooring, WC, wash hand basin, towel heater.

FIRST FLOOR LANDING

Loft hatch, door to:

BEDROOM ONE

15'0 x 9'11 (4.57m x 3.02m)
Double-glazed window to the front, laminate flooring, radiator, coved ceiling.

BEDROOM TWO

12'5 x 8'5 (3.78m x 2.57m)
Double-glazed window to the rear, fitted wardrobes, radiator.

BEDROOM THREE

13'2 x 7'8 (4.01m x 2.34m)
Double-glazed window to the front, radiator, coved ceiling.

FAMILY BATHROOM

Double-glazed window to the side, tiled flooring, low level WC, bowl wash hand basin, panelled Jacuzzi bath with overhead shower.

EXTERNALLY

To the front of the property there is a lawned garden, as well as one off-road parking space. There is side pedestrian access leading to the rear garden, which is of a very good size and is set over several tiers. There are decked patio and paved patio areas, as well as a good size lawned area. There are areas planted with lovely mature

shrubs and plants, as well as a storage shed and summerhouse. From the rear garden there are beautiful and panoramic views across the Swansea Valley.

SERVICES

We advise that mains services are connected to the property.

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

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisPont or on
facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

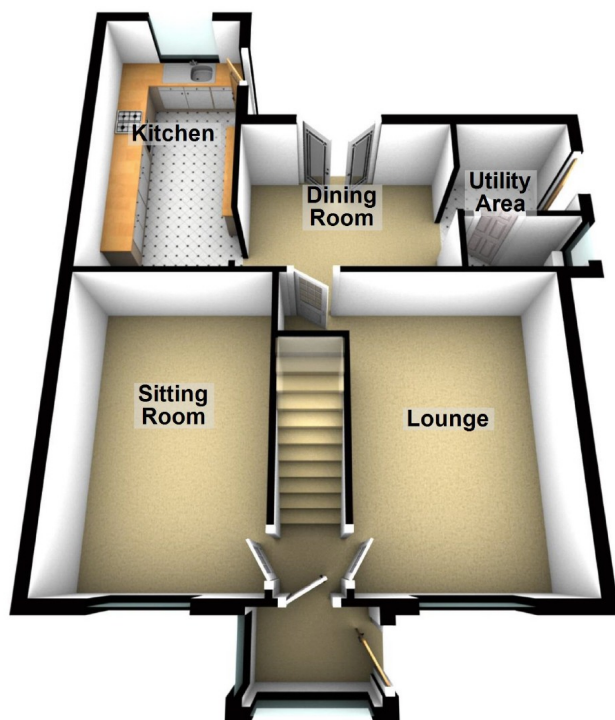
GENERAL NOTE

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, continue straight through the traffic lights and take the first turning left at the mini-roundabout down to the next roundabout at the bottom. Take the third turning off and continue over the fly-over with Tesco on your right. At the top roundabout, take the second turning off and head out towards Glais. At the next roundabout, turn left signposted Glais and onto Birchgrove Road. Take the first right-hand turning onto Nicholas Road, where the property is located on the left-hand side.

Ground Floor



First Floor



Please Note:- This plan is for illustrative purposes only and is NOT scale
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(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			
		64	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			
		60	83

**John.
Francis**