

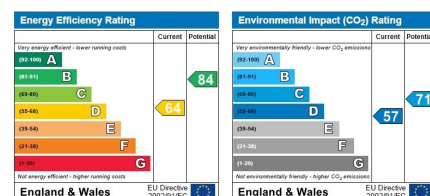


## 13 Old Road, Ynysmeudwy SA8 4PN

**Offers in the region of £179,950**

Well Presented, Detached Family Home  
2 Reception Rooms, Spacious Kitchen  
Front & Rear Gardens, Off-Road Parking  
Plot For Detached House (With Lapsed  
Planning)

Viewing A Must. EPC: D64



**ZJ/WJ/72720/300620**

## **DESCRIPTION**

A spacious and detached family home, situated on the outskirts of Pontardawe, benefitting from easy access to the daily and social amenities it has to offer, such as local schools, pubs and restaurants, shops and supermarkets.

This traditional property has been modernised by the current owners, and boasts a spacious kitchen, a utility room and downstairs WC, with three bedrooms, a study and a lovely bathroom to the first floor.

Externally, there is a good size garden to the front, To the rear there is a tiered garden with lawn and patio areas. To the back of the garden there is a large lawn and parking area, which is it's own separate plot (with lapsed planning permission for a detached dwelling). Pontardawe also provides easy access to the neighbouring towns of Neath and Ystradgynlais, with the M4 Motorway and Swansea City Centre only a few miles away.  
EPC: D64

## **ENTRANCE PORCH**

Entered via double glazed door to side, double glazed windows to front and side, tiled flooring, open to;

## **LOUNGE**

14'4 x 13'7 (4.37m x 4.14m)  
Double glazed window to front, stairs to first floor, fireplace with freestanding electric fire, radiator, door to;

## **SITTING ROOM**

13'11 x 8'8 (4.24m x 2.64m)  
Double glazed window to front, radiator, fireplace freestanding electric fire, storage cupboard, exposed beams to ceiling.

## **KITCHEN**

18'8 x 8'6 (5.69m x 2.59m)  
Double glazed window and single glazed door to rear, tile effect laminate flooring, fitted with a range of wall and base units with worktop over, 1½ bowl stainless steel sink and drainer unit, integrated electric oven with 4 ring gas hob, dishwasher, tiled splashback, coved ceiling, radiator, door to;

## **UTILITY ROOM**

Single glazed window to side, tiled flooring, base units with worktop over, space for washing machine and tumble dryer, door to;

## **CLOAKROOM**

Tiled flooring, low level WC, wash hand basin with mixer tap.

## **FIRST FLOOR LANDING**

Loft hatch, radiator, doors to;

## **BEDROOM ONE**

12'9 x 10'2 (3.89m x 3.10m)  
Double glazed window to front with views, telephone point, radiator, double doors to airing cupboard housing a wall mounted 'Baxi' combi boiler.

## **BEDROOM TWO**

13'7 x 8'9 (4.14m x 2.67m)  
Double glazed window to rear, radiator.

## **BEDROOM THREE**

13'7 x 8'9 (4.14m x 2.67m)  
Double glazed window to front with views, radiator, laminate flooring.

## **STUDY**

7'9 x 4'8 (2.36m x 1.42m)  
Single glazed window to rear, radiator.

## **FAMILY BATHROOM**

Double glazed window to side, laminate flooring, low level WC, wash bowl set on storage shelf, panel bath with overhead shower, radiator, tiled splashback.

## **EXTERNALLY**

To the front of the property is a pathway leading up to the front of the house as well as a front garden which is half landscaped and half laid to lawn. There is side access that leads to the tiered rear garden with lawn and patio areas and a **STORAGE SHED**. To the back of the rear garden is a separate building plot which has lapsed planning for a detached dwelling. The plot is currently integrated as part of the rear garden with a large lawn and off road parking near rear.

## **SERVICES**

We are advised 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](mailto: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 proceed up High Street and continue into New Road, on passing the crossroad take the first left onto New Road and the property is situated on the left hand side