



## Church Street, Pontardawe Swansea

**£215,000**

- Brand New Three Storey Townhouse
- Three Bedrooms Two Bathrooms & Separate Cloakroom
- Open Plan Living Space for Modern Living
- Utility Room & Integral Garage to the



 3  2  1



## About the property

\*\*\* Brand New Home\*\*\*

An exciting brand new development of Townhouses situated in Church Street, Pontardawe.

The property, situated over three floors, briefly comprises an entrance lobby, hallway, WC, utility room and bedroom all on the ground floor. Also situated on the ground floor is an integral garage with a doorway leading in to the hallway.

On the first floor is the living accommodation which comprises an open plan kitchen, dining area and lounge. There is also a bathroom situated on this floor.

To the second floor are two further bedrooms and an

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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## Accommodation

### The Location

Pontardawe is a town in the Swansea Valley. The community of Pontardawe, with a population of circa 7,000, comprises the electoral wards of Pontardawe and Trebanos, is served by an elected Town Council and forms part of the county borough of Neath Port Talbot.

Pontardawe first came into existence as a small settlement on the northwestern bank of the Tawe at the point where the drovers' road from Neath to Llandeilo crossed the river and then today's A4067 road which runs up the valley from Swansea towards Brecon. Its best known landmark is the tall spire of St Peter's church which dominates the centre of the town from its site on a high point of the valley floor close to the Swansea Canal.

### The Development

The row of 10 townhouses have a traditional modern design in a style intended to integrate with the surrounding buildings and locality having pitched roofs with simple gables incorporating front & rear dormers. The three storey townhouse design has been utilised to provide all the dwellings with an integral garage, along with the lounge & kitchen position at first floor