

Hafod Y Wig Pencader, SA39 9AS



£279,950 Freehold





The Features...

Accommodation...

⌘ **Porch** (1.64m (5'5") x 3.54m (11'8"))

Entrance via Upvc Door. 2 x Upvc windows to side. Upvc window to hall. Tiled floor. Part panelled wood walls and ceilings.

⌘ **Hall** (1.76m (5'10") x 3.71m (12'3"))

Door to rear hall, living room and kitchen. Staircase to landing. Tiled floor. Radiator. Wood panelled walls and flooring.

⌘ **Living room** (3.77m (12'5") x 4.03m (13'3"))

Part glazed wooden door to Hall. Part wood panelled walls and ceilings. Stone feature wall/fireplace. Multi fuel stove. 2 x Upvc windows to fore. Radiator.

⌘ **Kitchen** (3.15m (10'5") x 6.54m (21'6"))

Range of base units. Tiled floor. Combination of tiled, wooden panel and stone walls. UPVC windows to side and fore.

⌘ **Rear Hall/utility room** (1.77m (5'10") x 4.71m (15'6"))

Doors to Hall, Shower room, store cupboard and side porch. part tiled and wood panelled walls. Belfast sink and hot/cold taps. Plumbing for washing machine. Space for tumble drier. Radiator. Wood panelled ceilings.

⌘ **Shower room** (0.71m (2'4") x 2.28m (7'6"))

Walk in shower. WC. Tiled walls and flooring. Extractor fan.

⌘ **Side Porch** (0.90m (3'0") x 6.27m (20'7"))

Door to rear hall. Upvc windows to side. Upvc door to garden. Stone wall. Wood panelled ceilings.

⌘ **Landing** ()

Doors to Bedrooms 1, 2, 3, porch & bathroom. Staircase to Hall. Access to attic room. Wood flooring. Upvc window to rear. Wooden shutters. Picture rail. Coved ceilings. Radiator.

⌘ **Bedroom 1** (4.34m (14'3") x 3.28m (10'10"))

Wooden door to landing. Papered Walls. Carpeted flooring. Window to fore. Picture rail. Coved ceilings. Wood flooring. Wooden shutters. Fireplace with working fire. Radiator.

⌘ **Bedroom 2** (3.60m (11'10") x 3.44m (11'4"))

Wooden door to landing. Carpeted floor. Picture rail. Coved ceilings. Upvc window. Wooden shutters. Wood flooring. Radiator. Fireplace with working fire.

⌘ **Bedroom 3** (3.62m (11'11") x 3.34m (11'0"))

Wooden door to landing. Wood flooring. Coved ceilings. Upvc window. Wooden shutters. Fireplace with working fire. Picture rail. Radiator.



The Property...



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	

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	49	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please note - These property details in no way constitute an offer of contract. Floor plans, virtual tours, measurements, aerial photographs and videos are approximate/for guide purposes only and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Sales & Commercials Ltd and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs/videos/virtual tours may depict items which are not included in the sale of the property.

