



## 113 Bryn Morgrug, Alltwen, Pontardawe, SA8 3DP

**Offers In The Region Of £339,950**

This splendid family home offers both comfort and style, the property spans an impressive 1,216 square feet and features four spacious bedrooms, making it ideal for families or individuals seeking extra space, you will find a thoughtfully designed layout that includes a second reception room which was the garage which is now perfect for use as a playroom or a quiet retreat, the well-equipped kitchen boasts modern appliances and a practical design, the utility room and cloakroom provide essential convenience, step outside to discover a generous rear garden, complete with decking and stone patio areas, perfect for al fresco dining, the double driveway offers ample parking for two cars, adding to the property's appeal, this home is conveniently located within close distance of primary and secondary schools, making it an excellent choice for families. A nearby children's park provides an enjoyable space for outdoor play, while the village of Pontardawe is just a short distance away, offering a range of amenities, this well-appointed property combines comfort, practicality, and a prime location.



## Main dwelling



Awaiting more photos.

## Entrance hallway



Composite front door into hallway with radiator and laminate flooring, storage cupboard with shelving and rail.

## Lounge 16'2 x 10'10 (4.93m x 3.30m)



Window to front with radiator and feature fireplace.



### Kitchen/breakfast room 19'5 x 10'3 (5.92m x 3.12m)



Cream wall and base units, integrated fridge freezer and dishwasher, extractor fan over gas hob, electric oven, window to side and laminate flooring, breakfast bar through to breakfast area with patio doors to garden and radiator, door to:



### Utility room 6'6 x 6 (1.98m x 1.83m)



Space for washing machine and tumble dryer, wall and base units in cream, laminate flooring and door to garden.



### Cloakroom



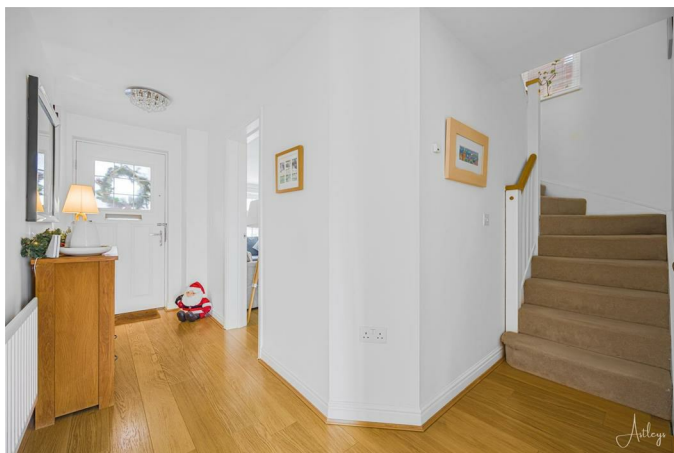
Pedestal sink and low level w/c, window to side, radiator.

**Second reception room 16'2 x 10'10 (into storage cupboard) (4.93m x 3.30m (into storage cupboard))**



Window to front, radiator, laminate flooring and storage cupboard storing a second fridge and a chest freezer.

### Stairway



### Landing

Window to side, airing cupboard with shelving.

**Bedroom 1 14'5 x 9'8 (4.39m x 2.95m)**



Built in double wardrobes, window to front and radiator.

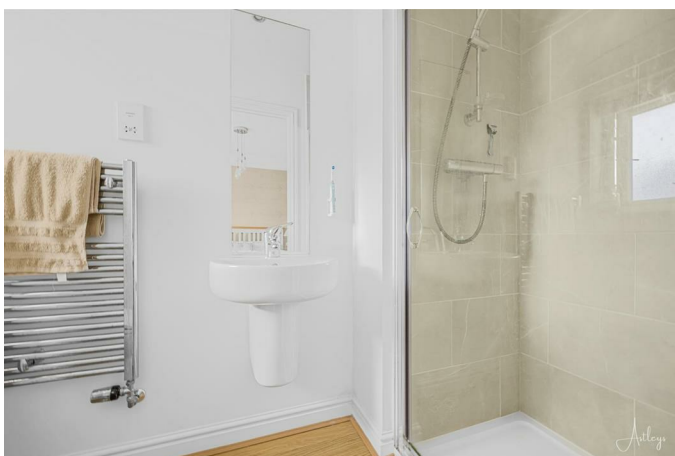


**En suite 8 x 3'11 (2.44m x 1.19m)**



Walk in shower, low level w/c and sink unit, window to front and heated towel rail.

**En suite**



**Bedroom 2 10'3 x 12'4 (3.12m x 3.76m)**



Built in wardrobes, window to back and radiator.

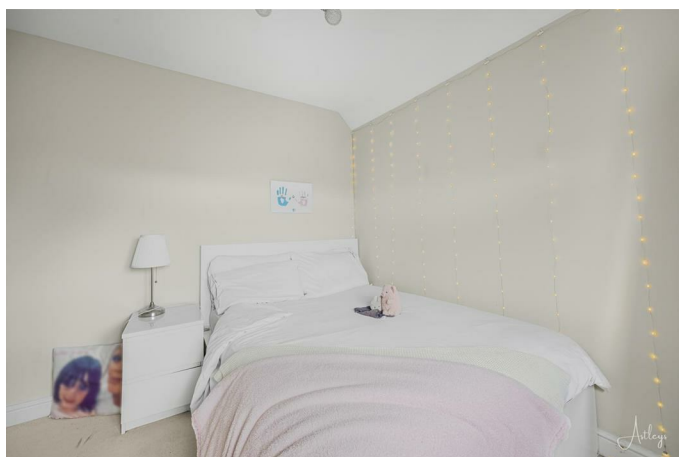
**Bedroom 2**



**Bedroom 3 9'11 x 9'2 (3.02m x 2.79m)**



Window to back and radiator.



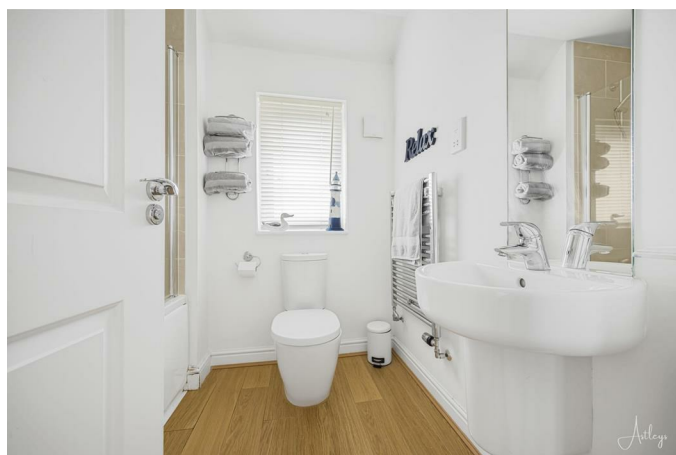
**Bedroom 4 11'8 x 6'11 (3.56m x 2.11m)**



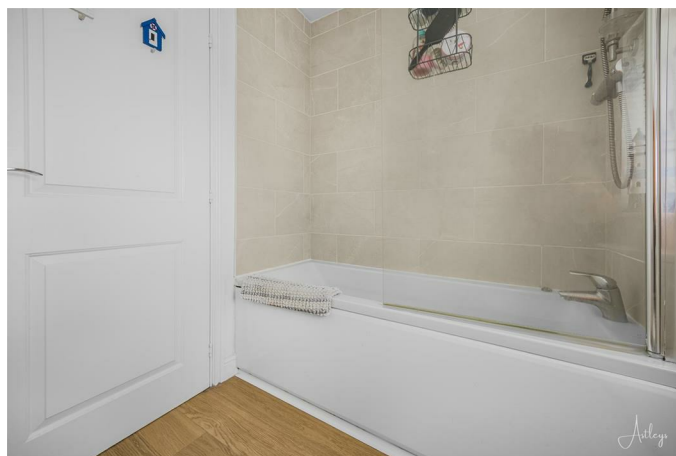
Window to front and radiator.



**Bathroom 6'8 x 6'4 (2.03m x 1.93m)**

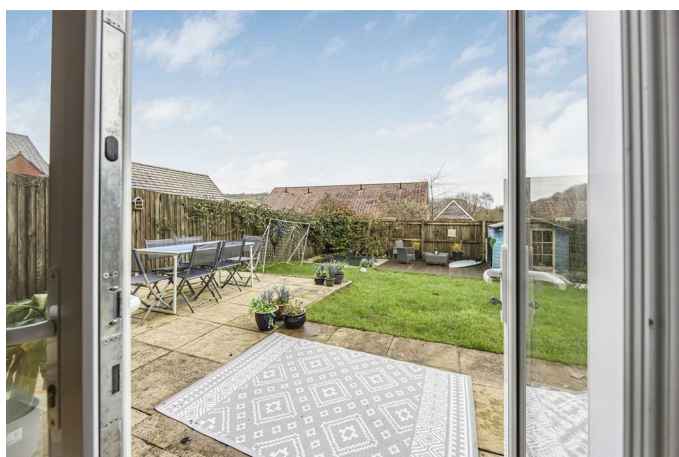


Shower over panelled bath, sink unit, low level w/c and tall boy, window to back and heated towel rail.





## Garden



## Drone



### Agents notes

Floor Area - 1,216 ft<sup>2</sup> / 113 M<sup>2</sup>

Conservation Area - No

Flood Risk - No Risk

Plot size - 0.07 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

13 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

### Agents notes

Local Authority - Neath Port Talbot

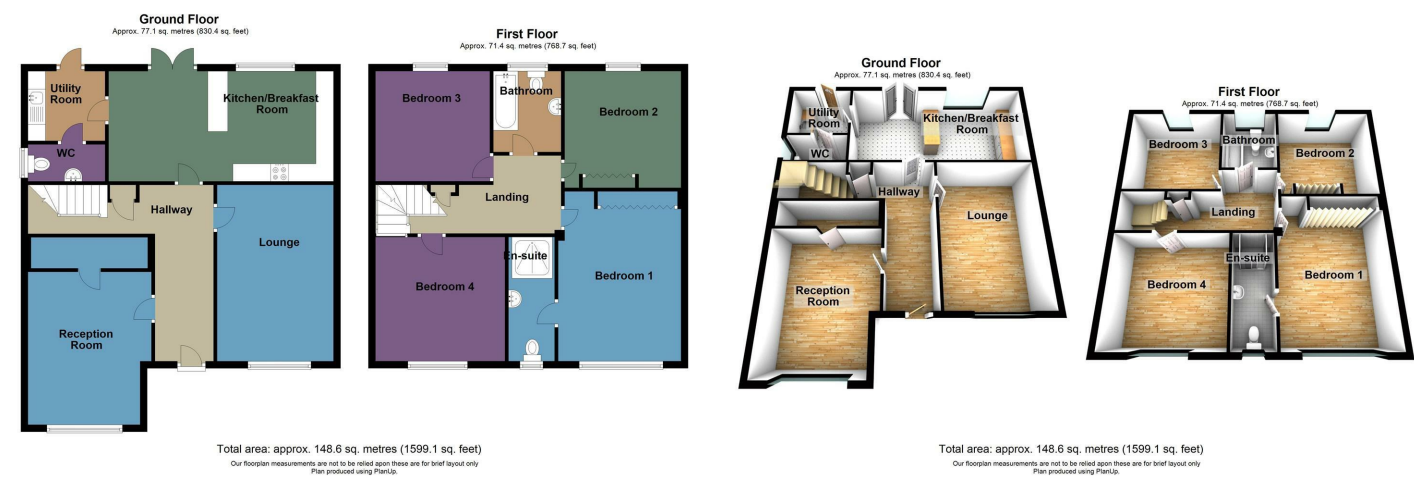
Council Tax Band: E

Annual Price: £2,788

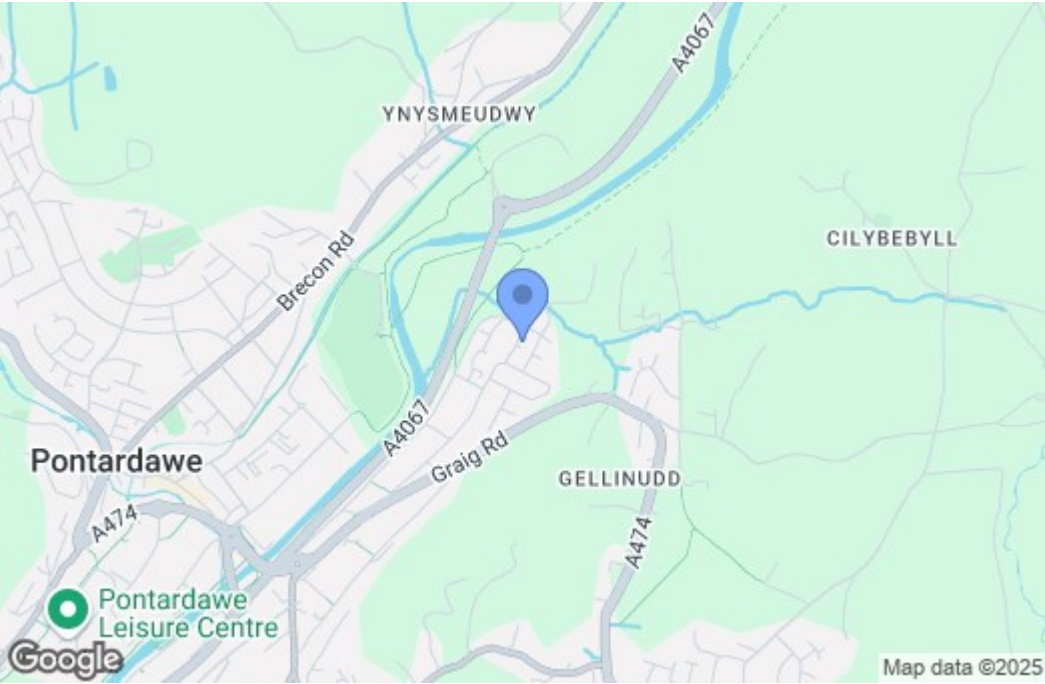
### Agent note.

Section 21 of the Estate Agents act 1979 applies to this property.

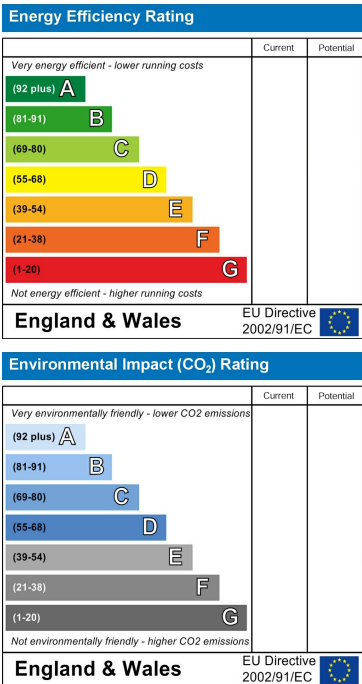
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

