



**Alltwen Hill  
Pontardawe  
Swansea  
City And County of Swansea.**

Price **£199,995**



- Video tour coming soon
- semi detached property
- Three bedrooms
- Kitchen/dining room
- Utility room
- Gas combination boiler
- Sought after location
- Viewing highly recommended

**General Description**

A well presented three bedroom semi detached property situated on the ever popular Alltwen Hill. This beautiful home boasts three bedrooms, kitchen/dining room, utility room and is located ideally for schools, Pontardawe town centre, M4, superstores, shops and local amenities making it a perfect first time purchase or family home.

**EPC Rating: D59**



Viewing: **01792 865 042**

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**Professional Services**

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### Property Description

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### The Accommodation Comprises:

#### Ground Floor

##### Lounge (23' 7" x 13' 1") or (7.18m x 3.99m)

Entered via composite door, double glazed bay window to front, wood effect flooring, storage cupboard. Two radiators, opening to kitchen/dining room, staircase to first floor.

##### Kitchen/Dining Room (14' 9" x 10' 10") or (4.49m x 3.29m)

Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Integrated electric fan

oven with induction hob and extractor hood over. Tiled flooring, tiled splashback, double glazed window to rear, door to utility room. Double glazed frosted uPVC door to rear garden.

##### Utility Room (14' 9" x 2' 11") or (4.49m x 0.90m)

Two windows to side, part tiled walls, plumbed for washing machine, wash hand basin. Radiator, folding door to w/c, double glazed frosted uPVC door to rear garden.

##### WC (3' 1" x 2' 11") or (0.94m x 0.90m)

Frosted window to side, low level w/c, radiator.

#### First Floor

##### Landing (16' 2" x 5' 7") or (4.92m x 1.69m)

Doors to three bedrooms and bathroom, fitted carpet, storage cupboard, radiator.

##### Bedroom 1 (11' 4" x 13' 1") or (3.46m x 3.99m)

Double glazed window to front, fitted carpet, radiator.

##### Bedroom 2 (10' 6" x 10' 10") or (3.19m x 3.29m)

Double glazed window to rear, fitted carpet, radiator.

##### Bedroom 3 (4' 10" x 8' 11") or (1.47m x 2.72m)

Double glazed window to side, fitted carpet, radiator.

##### Bathroom (8' 2" x 7' 3") or (2.49m x 2.20m)

Three piece suite comprising, panelled bath with shower over, wash hand basin and low level w/c. Tile effect flooring, part tiled walls, radiator, double glazed frosted window to side.

##### Storage Cupboard

Storage cupboard housing gas combination boiler.

#### External

#### Front Garden

Gated courtyard style front garden with decorative stones and mature shrubs with side access to rear garden.

#### Rear Garden

Enclosed rear garden with patio and lawn areas.

#### Broadband and Mobile phone

Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

#### Services

Mains electricity, mains water, mains gas, mains drainage

#### Tenure

Freehold

#### Council Tax

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