



## Porth Y Gwyddel, £355,000

- Less Than 2 Years Old
- Modern Development
- Walking Distance To Beach Front
- 2 EV Charging Points
- Garage
- EPC Rating: B



 4  2  2





## About the property

A beautiful four bedroom detached property for sale, under two years old!

Ideal family home, benefiting from a driveway with two EV charging points, a garage, spacious rear garden and two reception rooms. Situated in a modern, sought after development in Aberavon with partial sea views from the landing. Within walking distance to the Beach Front, with bars, restaurants, a leisure centre and more. Perfect for commuters with the M4 corridor within proximity. Internally the property comprises of an entrance hall, two reception rooms and an open plan kitchen diner with double doors leading onto the garden, a utility room and a w.c to the ground floor.

The first floor features a landing with two storage cupboards, a family bathroom and four bedrooms, the master benefiting from an en suite shower room.

The front of the property boasts a driveway with two EV charging points, a garage and side access via a gate. The rear garden is enclosed, of a generous size, laid to artificial lawn and patio.

Viewings come highly recommended.







# Accommodation

## Entrance Hall

## Lounge

13' 1" x 11' ( 3.99m x 3.35m )

## 2nd Reception Room

9' 8" max x 9' 9" max ( 2.95m max x 2.97m max )

## Kitchen Diner

19' 7" max x 9' 8" max ( 5.97m max x 2.95m max )

## Utility Room

7' 4" max x 4' 9" max ( 2.24m max x 1.45m max )

## W.C

## Landing

## Bedroom One

11' x 11' 9" ( 3.35m x 3.58m )

## En Suite

## Bedroom Two

11' 1" max x 12' max ( 3.38m max x 3.66m max )

## Bedroom Three

9' 7" x 9' 3" ( 2.92m x 2.82m )

## Bathroom

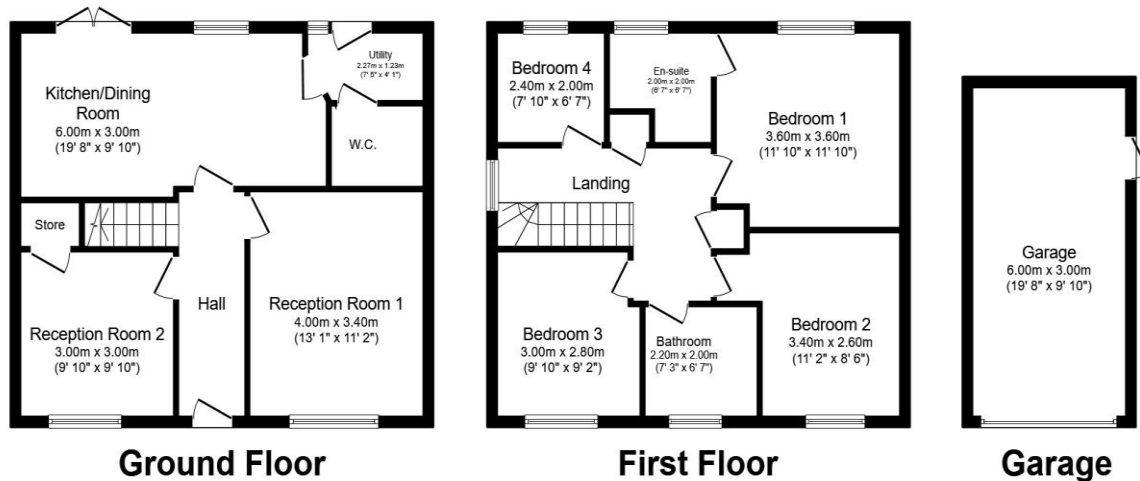
## Front

Driveway with x2 EV charging points, garage and side access via a gate.

## Rear

Enclosed, laid to artificial lawn and patio.

## Floorplan



Total floor area 128.6 m<sup>2</sup> (1,384 sq.ft.) approx

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