



Pen Yr Alltwen, £375,000

- Traditional Family Home
- Sizable Grounds, backing onto Equestrian Fields
- Driveway with E.V charging unit
- Beautifully Presented Throughout
- Exceptional Living Spaces
- EPC Rating: Awaited



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About the property

An The Perfect Traditional Family Home! Nestled between the sought after villages of Alltwen & Rhos, backing onto equestrian fields and overlooking farm lands while maintaining fantastic links to amenities within Pontardawe & Neath including Train Stations, Bus Routes, Well Renowned Schools, Superstores and Motorway Access! The home is approached via a sizable driveway, for the luxury of off-street parking, with paved steps up to the front door and down to a spacious lawn wrapped in mature shrubbery. Side access is available via a store room through to the generous, enclosed rear garden laid with further paved patio and steps toward a landscaped lawn with a footpath through to a playground!

Internally, the property comprises of a spacious porch, with shoe & coat storage, an entrance hallway, with horse-shoe stairs to the landing and doors through to the first sitting room 'The Cwtch' with a feature fireplace and alcoves. To the rear of the ground floor, is a dining room, with space for an office-set-up and a conservatory/family room. The kitchen is fitted with integrated appliances, a kitchen island and limestone flooring. Lastly, the utility room provides storage space and position for white goods as well as the





Accommodation

Entrance Porch & Hallway

Lounge - 12' 4" max x 10' 9" (3.76m max x 3.28m)

Dining Room- 12' 5" x 10' 4" (3.78m x 3.15m)

Kitchen- 13' 1" x 11' 8" (3.99m x 3.56m)

Conservatory- 12' 7" x 18' 9" (3.84m x 5.71m)

Utility Room- 17' 4" max x 5' 5" max (5.28m max x 1.65m max)

Cloakroom

Landing

Bedroom One- 14' x 13' 3" max (4.27m x 4.04m max)

Bedroom Two- 10' 4" x 11' (3.15m x 3.35m)

Bedroom Three- 10' 3" x 6' 8" max (3.12m x 2.03m max)

Bathroom

Front & Rear Gardens

Floorplan



Ground Floor



First Floor

Total floor area 130.5 m² (1,405 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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