



Lon Y Wern, Alltwn offers over £310,000

- 3/4 bedroom extended detached family home
- Modern open plan lounge/kitchen/diner
- Superb views to the rear
- Council Tax Band - D
- 2 x self-contained office spaces
- EPC Rating: Awaiting



 3  2  2



About the property

Welcome to your dream family home nestled in the picturesque village of Alltwen, Pontardawe. This stunning 4-bedroom detached property boasts a private driveway, ensuring ample parking for your vehicles. As you step inside, you'll be greeted by cosy family lounge and an inviting open plan family kitchen/living area, ideal for entertaining or simply enjoying quality time with loved ones.

The rear of the property unveils a breath taking south-facing garden, offering panoramic views of the surrounding mountains and the tranquil stream and woodland beyond. Picture yourself unwinding on the balcony, soaking in the beauty of nature right from the comfort of your home.

Accommodation

Entrance Porch - Enter via a UPVc double glazed door to the front of the property, UPVc glazed windows to the side with panels. Laminate flooring and door through to the lounge.

Lounge - 11' x 14' 1" (3.35m x 4.29m) UPVc double glazed window to the front, fitted carpet. Electric feature fireplace and surround. Door through to bedroom 4/additional reception room. Door providing access to the first floor staircase. Door through to the open plan kitchen/living/dining room.

Bedroom 4/Living Room - 13' 2" x 7' 5" (4.01m x 2.26m) UPVc double glazed window to the front of the property, continuation of the carpet from the lounge area. Door to storage cupboard and radiator.

Dining Room - 9' 5" x 8' 2" (2.87m x 2.49m) LVT flooring which continues from the kitchen area, radiator and opening through to the kitchen area.

Kitchen/Living Room - 18' 9" x 11' 9" (5.71m x 3.58m) UPVc double glazed window to both the rear and side. UPVc double glazed French doors to the rear which open onto the rear balcony. LVT flooring which continues from the dining room. Range of fitted wooden base units with laminate worktops and integrated breakfast Island offering additional bar stool seating. 1 1/2 bowl ceramic sink with mixer taps and partial tiled walls. Built under double oven with electric hob



and stainless steel extractor hood. Space for large American Fridge/Freezer. Skylight to the ceiling, radiator and opening through to the dining area. Space for a sofa or seating area. Door to the utility room.

Utility Room - 8' x 6' 1" (2.44m x 1.85m) UPVc 1/2 double glazed door to the side providing additional access and access to the rear garden. Tiled flooring. Space and plumbing for washing machine and tumble dryer with laminate worktops over, wall mounted cupboards. Access to the understairs storage cupboard. Door to the downstairs shower Room.

Downstairs Shower Room - Continuation of the tiled flooring from the utility room. Wash hand basin with mixer taps and built under vanity storage. WC, built in shower enclosure with wall mounted electric shower, tray, respatex panelled walls and folding glass door.

First Floor

Landing - Carpeted staircase to the first floor with UPVc double glazed window part way up to the side of the property. Radiator, loft access with pull down loft ladder, access to all 3 bedrooms plus the family bathroom.

Bedroom One - 9' 7" x 11' 10" (2.92m x 3.61m) UPVc double glazed window to the front of the property, fitted carpets, radiator and picture rails.

Bedroom Two - 11' 6" x 9' 7" (3.51m x 2.92m) UPVc double glazed window to the rear of the property, fitted carpet and radiator.

Bedroom Three - 7' 3" x 9' 7" (2.21m x 2.92m) UPVc double glazed window to the front, fitted carpet and radiator.

Bathroom - 2 x UPVc double glazed windows to the rear fitted with obscured glazing. Vinyl flooring and part tiled walls. Wash hand basin with separate hot and cold taps, panelled bath with mixer taps and hand shower attachment and over bath wall mounted shower with curtain rail. WC. Built In storage/airing cupboard housing the boiler.

Externally

To The Front Of The Property - To the front there is a driveway for off-road parking, a small lawn area to the side and a flower bed to the opposite side. Access to the front door and side access to the garden and into the utility room.

To The Rear Of The Property - To the rear of the property there is a sandstone patio area leading directly to the rear which continues onto the generous South facing rear garden laid mainly to lawn. The lower section of the garden which backs onto the woodland and stream is currently being utilised for the children but could easily be utilised for outdoor dining or as a vegetable garden, wooden shed to the rear. 2 x under extension storage spaces situated below the balcony area. Access to the home office space to the side.

2 X External Office Spaces - 5' 8" x 7' 4" (1.73m x 2.24m) To the side of the property there is the added benefit of 2 separate self contained office spaces both with UPVc doors for access and a UPVc window. Lighting and power points. (5'8 x 7'4 each)

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Floorplan



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