



Lon Y Wern, £300,000

- 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: D



 3  2  2



About the property

New to the market is this beautifully presented extended 3/4 bedroom detached family home, nestled in the quiet but picturesque area of Alltwen, Pontardawe. Boasting an open plan family kitchen/living area, ideal for entertaining or simply enjoying quality time with loved ones.

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.

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Floorplan



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