



## Heol Y Llwynau, offers over £125,000

- Extended 3 bedroom semi-detached
- Front and rear gardens with garage
- Downstairs wet room plus upstairs bathroom
- Council Tax Band - B
- No ongoing chain
- EPC Rating: D



 3  2  2



## About the property

New to the market and offered for sale with no ongoing chain is this extended 3 bedroom semi-detached property with detached garage to the rear. Ideally located a short drive from both Pontardawe and Clydach and within easy access to the M4 motorway.

## Accommodation

### Entrance Hall

Enter via a UPVC double-glazed door to the front of the property. UPVC double-glazed window to the side fitted with vertical blind, door to the dining room and door through to the rear lounge.

### Dining Room

9' 10" x 11' 7" max ( 3.00m x 3.53m max )

UPVC double-glazed window to the front of the property, fitted with vertical blind. Fitted carpet, coving to the ceiling, radiator and electric feature fireplace.

### Lounge

18' max x 12' 11" max ( 5.49m max x 3.94m max )

UPVC double-glazed windows to both the rear and side of the property, both fitted with vertical blinds, fitted carpets, two radiators, access to under stairs storage cupboard, coving to the ceiling, and door through to the kitchen.

### Kitchen

8' 11" x 8' 10" ( 2.72m x 2.69m )

UPVC double glazed window to the rear of the property, tiled flooring, a range of matching wall and base units with laminate worktops over, stainless steel sink with separate hot and cold taps and part-tiled walls, space for freestanding



oven, space and plumbing for washing machine, a space for fridge/freezer and additional space for under-counter fridge, radiator, strip light and door leading to rear hallway.

**Rear Hallway**

UPVC half glazed door to the side of the property providing access to the rear garden, UPVC double glazed window to the opposite side, vinyl flooring, electric power points for additional white goods, and door leading through to the downstairs shower room.

**Shower/Wet Room**

UPVC double glazed window to the rear fitted with obscured glazing, continuation of the non-slip wet room vinyl flooring, wash hand basin with separate hot and cold taps, WC radiator and towel radiator, walk-in wet room shower enclosure with wall-mounted electric shower and pull-down chair.

**First Floor**

**Landing**

UPVC double glazed window to the side of the property fitted with vertical blinds. Access to the loft. Doors to all three bedrooms plus the family bathroom.

**Bedroom One**

12' 8" max x 10' 2" max into recess plus door rec ( 3.86m max x 3.10m max into recess plus door rec )

UPVC double glazed window to the front of the property fitted with vertical blind, fitted carpet, fitted wardrobes with sliding wardrobe doors, and radiator.

**Bedroom Two**

10' 9" max x 10' 1" max ( 3.28m max x 3.07m max )

UPVC double glazed window to the rear of the property fitted with vertical blind, fitted carpet, radiator, and built-in storage cupboard.

**Bedroom Three**

7' 5" x 9' 4" ( 2.26m x 2.84m )

UPVC double glazed window to the front of the property fitted with vertical blind, fitted carpet, radiator, and built-in over-stair bulk storage cupboard.

**Bathroom**

UPVC double glazed window to the rear of the property fitted with obscured glazing, panelled bath with separate hot and cold taps, complete with wall-mounted electric over bath shower and shower curtain rail. Wash hand basin with separate hot and cold taps, WC, radiator and built-in storage airing cupboard housing the wall-mounted combi boiler.

**Externally**

Set back from the road with a gated front garden, which is laid mainly to patio paving slabs, offering a low-maintenance and hassle-free option, which could easily be converted to off-road parking (subject to planning). Path leading to the front door, which continues to the side of the property, providing additional access to the rear garden via side gate. To the rear of the property, there is a low-maintenance garden with external storage shed to the side of the property and a detached garage to the rear, which can be accessed via a rear lane.

01792 798201

morrison@peteralan.co.uk

## Floorplan



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.focalagent.com](http://www.focalagent.com)

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