



## Tyn Y Cae, £150,000

- Two bedroom Semi-detached
- Driveway to the front
- Sought after location
- Council Tax Band - B
- Viewing highly recommended
- EPC Rating: D



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## About the property

Welcome to this beautifully modernised two-bedroom semi-detached home located in the heart of Alltwen, Pontardawe. This delightful property offers an inviting blend of contemporary living and charming neighborhood appeal, perfect for first-time buyers, small families, or investors.

This property is ideally situated in a sought-after area of Alltwen, close to local amenities, schools, and transport links. The unique setting, with views over the rugby club, adds an extra dimension of charm to this already appealing home.

Don't miss out on the opportunity to make this beautiful property your own. Contact us today to arrange a viewing!

## Accommodation

### Entrance Porch

**Lounge** - 19' 1" max x 11' 1" max ( 5.82m max x 3.38m max )

UPVc double glazed windows to the front, laminate flooring, carpeted staircase to first floor and radiator.

**Kitchen** - 8' x 12' ( 2.44m x 3.66m )

UPVc double glazed window to the rear, UPVc 1/2 glazed door to the rear providing access to the rear garden area. Laminate flooring, Range of matching wall and base units with laminate worktops over, built under over, induction hob and stainless steel extractor hood. Sink with mixer taps. Under counter space and plumbing for washing machine. Space for fridge freezer.



## First Floor

**Landing** - Continuation of the fitted carpet from the staircase, access to both bedrooms and the family bathroom. Loft access.

**Bedroom One** - 8' 1" x 12' ( 2.46m x 3.66m )

UPVc double glazed window to the front of the property, fitted carpets and built in wardrobe. Radiator.

**Bedroom Two** - 7' 1" x 9' 1" min into wardrobe ( 2.16m x 2.77m min into wardrobe )

UPVc double glazed window to the rear of the property, fitted carpet and built in wardrobes. Radiator.

## Externally

To the front of the property there is a small lawn area, with driveway for off road parking and gated side access.

To the rear there is a generous enclosed garden laid across 2 tiers, with the first tier laid to artificial turf and a with spacious patio area in which you can enjoy the views across the local rugby fields. There are steps leading down to the lower lawn area.

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## 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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