



## Ffordd Alltwn, offers over £400,000

- Great Location
- Downstairs WC
- Good Sized Bedrooms
- Garage and Parking for 2 Cars
- Close to Local Schools
- M4 Nearby
- Large Garden
- Ideal Plot
- EPC Rating: Awaited



 4  1  2



## About the property

Situated in the highly sought-after village of Gowerton, this stunning four-bedroom detached home offers the perfect blend of space, light and practicality - an ideal setting for modern family life. From the moment you step inside, the property impresses with its bright, airy atmosphere and thoughtfully designed layout. The ground floor boasts a welcoming reception room, perfect for relaxing evenings, alongside a separate dining room ideal for family meals and entertaining guests. The generous kitchen provides ample workspace and storage, making it the true heart of the home, whilst also offering a sitting/ dining space allowing for entertainment. Additionally, a convenient downstairs WC completes the ground level.

Upstairs, you will find four well-proportioned bedrooms, offering flexibility for growing families, home working or guest space. The principal bedroom benefits from its own en suite, while the remaining bedrooms are served by a contemporary main family bathroom.

Externally, the home continues to impress. Set on a great-sized plot, the garden offers a wonderfully open yet private feel, perfect for children to play or for enjoying outdoor dining in the warmer months. To the rear, the property benefits from a garage and off-road parking for two vehicles, adding to the practicality of this superb home.



## Accommodation

### Ground Floor

#### Entrance Hall

#### Kitchen

18' 3" Max x 11' 10" Max ( 5.56m Max x 3.61m Max )

#### Utility

5' 5" x 5' 1" ( 1.65m x 1.55m )

#### Dining Room

11' 4" x 9' 5" ( 3.45m x 2.87m )

#### Lounge

14' 11" x 11' 4" ( 4.55m x 3.45m )

### First Floor

#### Landing

#### Bedroom One

15' Max x 11' 10" Max ( 4.57m Max x 3.61m Max )

#### Ensuite

6' 1" Max x 5' 7" Max ( 1.85m Max x 1.70m Max )

#### Bedroom Two

12' 9" x 11' 10" ( 3.89m x 3.61m )

#### Bedroom Three

11' 4" x 9' 6" ( 3.45m x 2.90m )

#### Bedroom Four

11' 5" x 8' 6" ( 3.48m x 2.59m )

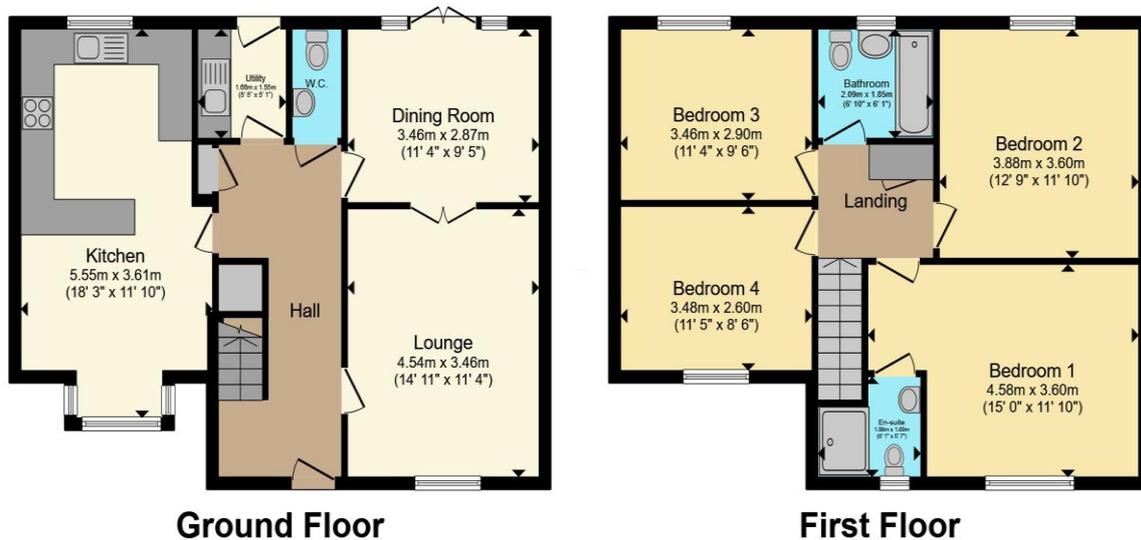
#### Bathroom

6' 10" x 6' 1" ( 2.08m x 1.85m )

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## Floorplan



Total floor area 130.1 m<sup>2</sup> (1,400 sq.ft.) approx

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