

126 Bryn Morgrug, Pontardawe

Offers in Region of **£359,950**



126 Bryn Morgrug

Pontardawe, Swansea

A beautifully presented detached family home in a peaceful cul-de-sac, offering spacious and versatile accommodation, a stunning kitchen/breakfast room and excellent access to local amenities and transport links.

Situated in a quiet and desirable residential development of mixed housing, this impressive four-bedroom detached home is ideally positioned for modern family life. Conveniently located for local schools, public houses, the A465, M4 motorway and the amenities of Pontardawe village centre, the property combines a peaceful setting with excellent everyday convenience.

Presented to a high standard by the current occupiers, the home offers generous and flexible living accommodation throughout. A particular highlight is the **converted garage**, providing valuable additional living space that could be used as a family room, home office, playroom or further reception area, depending on individual requirements.

The heart of the home is the **beautifully fitted kitchen/breakfast room**, creating a welcoming space for both everyday family life and entertaining. A separate utility room and downstairs cloakroom add further practicality.

Upstairs, there are **four well-proportioned bedrooms**, providing excellent flexibility for a growing family, guests or those requiring dedicated home-working space.

Externally, the property benefits from **driveway parking for two vehicles** to the front, while the **level rear garden** provides a safe and versatile outdoor space for children, entertaining or simply relaxing.

With its attractive presentation, versatile accommodation, four bedrooms, converted garage and highly convenient location, this is a fantastic opportunity to acquire a substantial family home in a peaceful setting.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:







Main dwelling
Composite front entrance door into entrance hallway

Entrance hallway
13' 8" x 4' 3" (4.17m x 1.29m)
Laminate flooring, covered radiator, built in cupboard, stairs to first floor.

Lounge
15' 11" x 10' 6" (4.84m x 3.20m)
With wall mounted electric fire, part panelling to walls, double glazed window to front, radiator.

Second living room
18' 5" x 9' 0" (5.62m x 2.75m)
With laminate flooring, understairs cupboard, double glazed window to front, radiator.

Kitchen/dining area
19' 2" x 9' 10" (5.83m x 3.00m)
Beautifully fitted with a range of base and wall units in cashmere/charcoal high gloss with integrated fridge and freezer, built-in Neff oven and microwave, induction hob with extractor canopy over, charcoal inverted sink with drainer, gold coloured splashback, quartz work surface, central island with cupboards and breakfast bar, bi-fold doors to rear garden from dining area, upright radiator, laminate flooring, door to utility room

Utility room
6' 2" x 5' 7" (1.89m x 1.71m)
Plumbed for washing machine and tumble drier, fitted base and wall units with work surface, laminate flooring, door to rear garden and door to cloakroom.

Cloakroom
5' 8" x 2' 8" (1.73m x 0.81m)
With 2 piece suite in white comprising w.c. and corner wash hand basin, radiator, laminate flooring, double glazed window to side.

Landing area
14' 11" x 8' 10" (4.55m x 2.69m)
With access to roof space, fitted airing cupboard with















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GARDEN

Off-road parking to front for vehicles. Side access to level enclosed garden to rear, well presented with full width patio, shingled paths with lawn areas, greenhouse, timber summerhouse/storage shed with power and light which could be utilised as home office, gym etc.

DRIVEWAY

2 Parking Spaces

Off-road parking to the front driveway for 2 vehicles with electric charging point.


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Astleys, 35 Alfred Street - SA11 1EH

01639645407 • neath@astleys.net • www.astleys.net/