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Moving You

Guide price £325,000  
Ynysmeudwy Road, Pontardawe, SA8



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**GUIDE PRICE £325,000 - £350,000**

### **Features and description**

- Freehold
- Modern Detached Family Home
- 2 Reception Rooms
- Kitchen/ Diner plus Utility Room
- 4 Bedrooms, 3 Bathrooms
- Balcony Overlooking Woodland & Rear Garden
- Low Maintenance Enclosed Rear Garden
- Backing onto Woodland

Enter via UPVC double glazed composite door to entrance hall, doors to kitchen and two reception rooms, staircase to 1st floor, radiator, laminate flooring.

Lounge (4.53m x 3.5m) 2uPVC sash double glazed windows to front, radiator, multi-fuel stove, laminate flooring.

Reception room 2 (3.45m x 2.6m) 2uPVC double glazed sash windows to front, radiator and laminate flooring.

Kitchen/diner (6.54m x 3.21m) uPVC double glazed patio doors leading to the balcony area enjoying far reaching views, uPVC double glazed window to rear, fitted with a matching range of base and eye level units, with laminate worktop over and breakfast bar area. Integrated appliances; five ring gas hob with extractor over and electric oven below, integrated dishwasher, stainless steel sink with mixer tap, tiled splashback.

Utility room (2.53m x 1.75m) uPVC stable door to rear, wall mounted gas combination boiler, space and plumbing for white goods with worktop over tiled splashback.

Ground floor shower room (2.64m x 1.66m) uPVC double glazed window to side, comprising a three-piece suite with shower cubicle incorporating mixer shower, radiator, fully tiled walls, wall mounted wash basin with mixer tap, W.C. Housed in a tiled unit, sprinkler system.

First floor landing access to 4 bedrooms family bathroom and attic.

Bedroom 1 (4.53m x 3.5m) uPVC double glazed sash windows to front, radiator, fitted carpet.

Ensuite (1.98m x 1.3m) uPVC double glazed sash window to front, fully tiled walls, comprising a three-piece suite, wall mounted wash handbasin and W.C., shower cubicle with mixer shower, heated towel rail and tiled flooring.

Bedroom 2 (4.61m x 2.6m) uPVC double glazed sash window to front, radiator, fitted carpet.

Bedroom 3 (3.22m x 3.2m) uPVC double glazed window to rear, radiator, fitted carpet.

Family bathroom (2.25m x 2.1m) uPVC double glazed frosted window to rear, comprising a three-piece suite, wash basin housed within vanity unit, panelled bath with mixer tap, close coupled W.C., heated towel rail.

Bedroom 4 (2.64m x 3.24m) double glazed window to rear, radiator, fitted carpet.

Externally there is a balcony to the whole of the first floor overlooking the rear garden with woodland views. Enclosed rear garden surrounded by established trees and woodland, brick paved patio and paved side with access gates to front.

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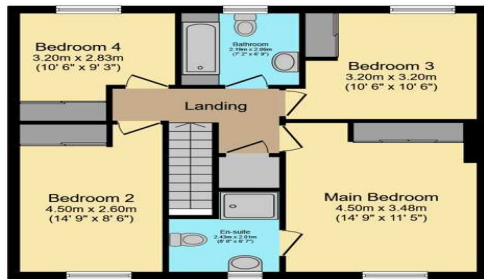


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**Ground Floor**

Floor area 64.7 sq.m. (697 sq.ft.) approx

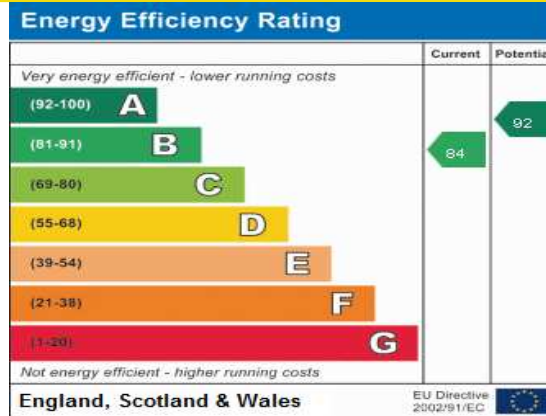


**First Floor**

Floor area 64.7 sq.m. (697 sq.ft.) approx

Total floor area 129.5 sq.m. (1,394 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person working with/for moving you has authority to make or give any representation or warranty in respect of the property.



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