

**47 Alltywerin, Pontardawe, Swansea, SA8 4ND**

**Price £159,950**

Situated within the popular village of Pontardawe, near St George's Park within walking distance of local schools. This spacious three bedroom semi detached family home, off road parking to side and comes with immediate vacant possession.

Accommodation comprises of; porch, front entrance hall leading to two reception rooms, kitchen/breakfast room, downstairs cloakroom and three bedrooms and family bathroom on the first floor. Externally there is a driveway to side with front and rear gardens.

### Main dwelling

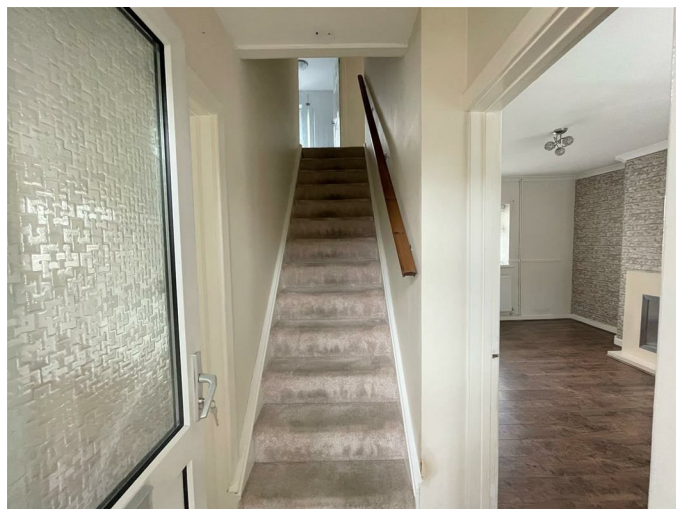


### Porch 14'4 x 3'08 (4.37m x 1.12m)



UPVC front door leading through to porch area.  
window to front and door through to entrance hall.

### Hallway 12'01 x 3'06 (3.68m x 1.07m)



Stairs to first floor. Doors to lounge and dining room.

### Lounge 13'6 x 11'2 (4.11m x 3.40m)



Electric feature fireplace, dado rail, window to front and rear, smooth and coved ceiling, radiator and door through to kitchen.

**Lounge**



**Dining Room 11'5 x 9'11 (3.48m x 3.02m)**



Window to side and front. Continuous laminate flooring to main lounge dining and hall. Radiator.

**Kitchen/breakfast room 13'3 x 10'01 (4.04m x 3.07m)**



Light ash colour base and wall units, built in gas hob and electric oven with extractor fan over. Space for fridge freezer and washing machine. Tiled floor. Windows to both sides and radiator. UPVC door to cloakroom and rear garden, understairs storage cupboard.

**Kitchen/breakfast room**



**Kitchen/breakfast room**

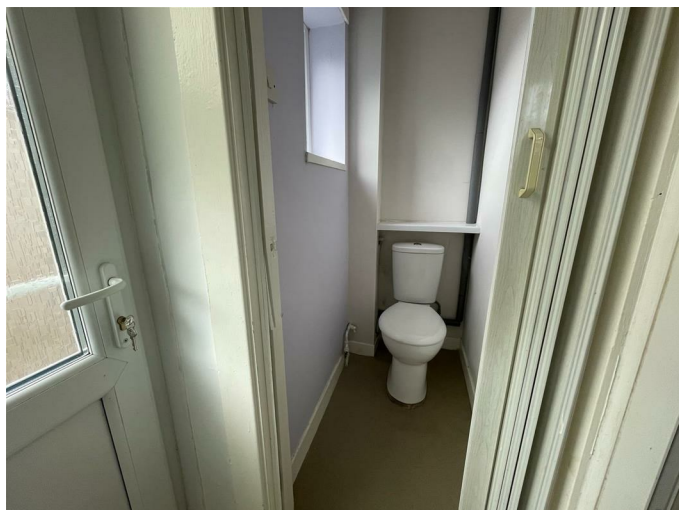


**Bedroom one 13'07 x 11'03 (4.14m x 3.43m)**



Window to front, cupboard housing the eco compact, gas boiler.

**Cloakroom**



Low level w/c and window to side.

**First floor landing 7'05 x 2'09 (2.26m x 0.84m)**

Attic access.



**Bedroom two 13'04 x 11'07 narrowing to 4' (4.06m x 3.53m narrowing to 1.22m)**



Window to side and radiator.



**Bedroom three 10'02 x 6'11 (3.10m x 2.11m)**



Window to rear and radiator.

**Family bathroom 7'01 x 5'10 (2.16m x 1.78m)**



Decorated, grey/glitter PVC cladding. Wall mounted mirror with shelf, heated towel rail, panel bath with double head shower, low level WC and pedestal wash hand basin, cushion flooring. Wall mounted tall, mirrored cabinet with window to rear.

### Rear garden



Stone shed. Garden enclosed with side access, patio, lawn and decked area with further garden beyond the fenced area.



### Front garden



Drive to side for two vehicles. with lawn area.

### Driveway



17 Mbps  
Superfast  
76 Mbps  
Satellite / Fibre TV Availability

BT  
Sky

### Council tax

Band:  
B  
Annual Price:  
£1,774 (min)

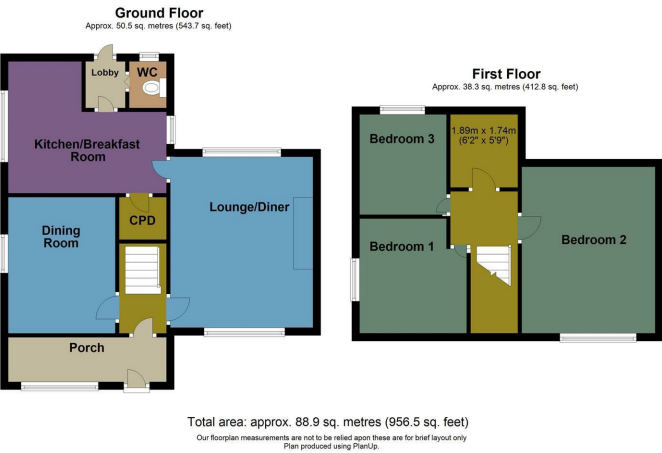
### Services

Conservation Area  
No  
Flood Risk  
No Risk  
Floor Area  
775 ft 2 / 72 m 2  
Plot Size  
0.09 Acres  
Mobile Coverage

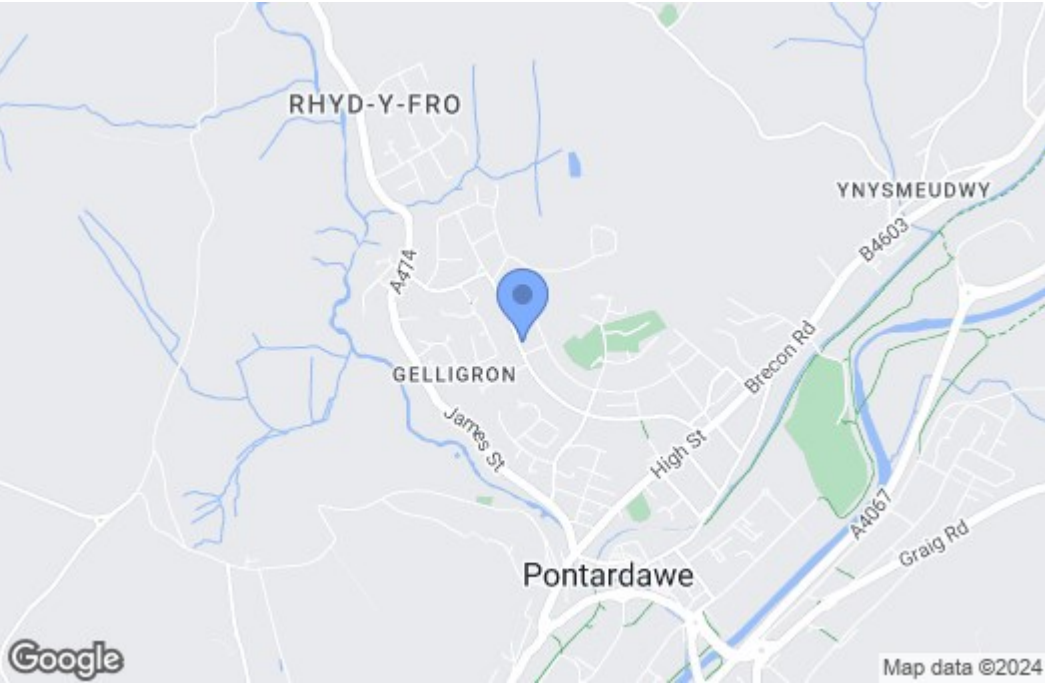
EE  
Vodafone  
Three  
O2  
Broadband

Basic

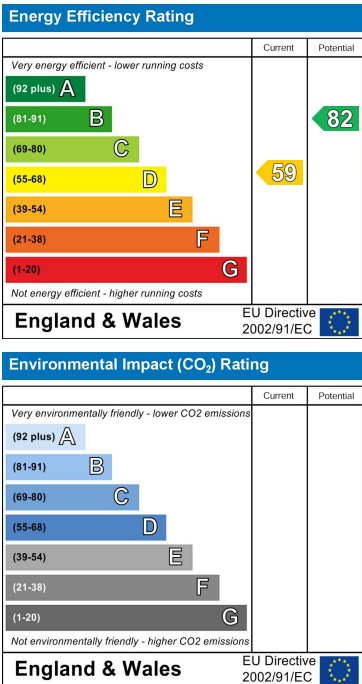
Floor Plan



Area Map



Energy Efficiency Graph



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