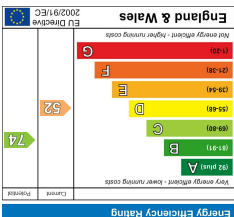
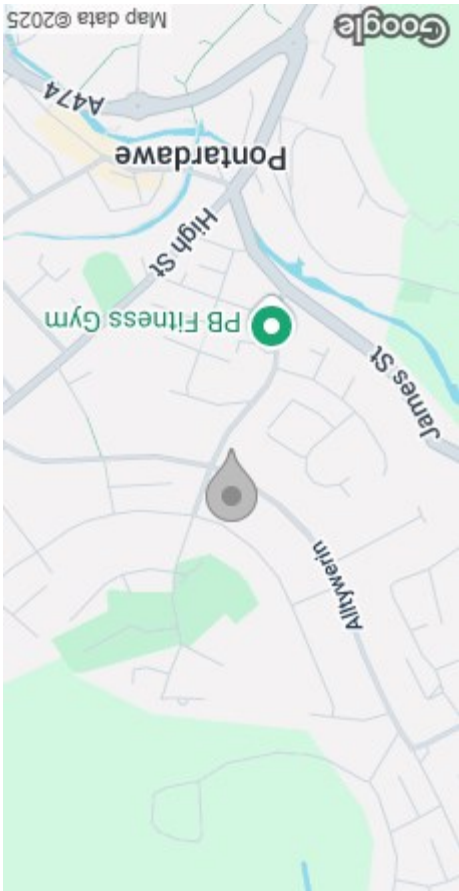


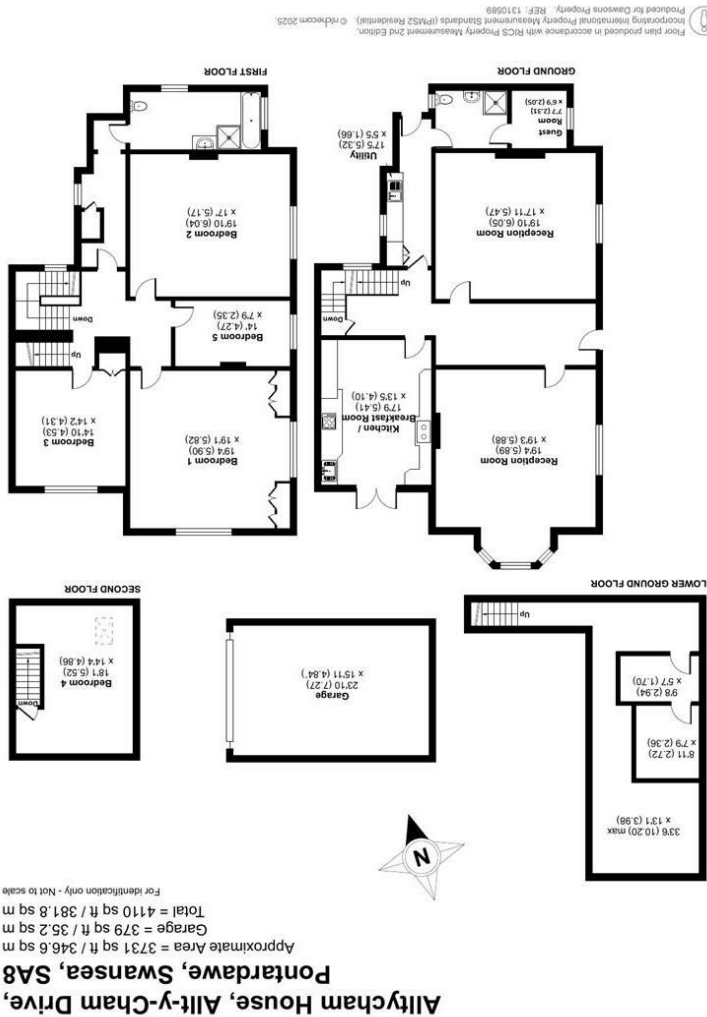
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



1 Alltycham House Allt-Y-Cham Drive
Pontardawe, Swansea, SA8 4JT
Offers Around £650,000



GENERAL INFORMATION

Dawsons have the privilege of offering for sale this exquisite semi-detached house situated in Allt-Y-Cham Drive, Pontardawe. With its Grade II listing, the property is steeped in history and boasts a wealth of original features that add to its unique character.

Spanning an impressive 1.22 acres, the grounds are meticulously maintained, providing a serene and picturesque setting. The sweeping driveway welcomes you to this splendid home, offering ample space for parking and a grand entrance.

Inside, the property features two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With six bedrooms, there is plenty of room for a growing family or for those who desire extra space for guests or a home office. The two bathrooms ensure convenience for all residents.

This delightful house is not just a home; it is a lifestyle choice, offering a blend of historical charm and modern living. The surrounding area of Pontardawe is known for its community spirit and beautiful landscapes, making it an ideal location for families and individuals alike.

FULL DESCRIPTION

Entrance

Hallway

Reception Room
19'4 x 19'3 (5.89m x 5.87m)

Reception Room
19'10 x 17'11 (6.05m x 5.46m)

Kitchen/Breakfast Room
17'9 x 13'5 (5.41m x 4.09m)

Utility
17'5 x 5'5 (5.31m x 1.65m)

Shower Room

Guest Room
7'7 x 6'9 (2.31m x 2.06m)

First Floor

Landing



Bedroom One
19'4 x 19'1 (5.89m x 5.82m)

Bedroom Two
19'10 x 17'0 (6.05m x 5.18m)

Bedroom Three
14'10 x 14'2 (4.52m x 4.32m)

Bedroom Five
14'0 x 7'9 (4.27m x 2.36m)

Bathroom

Second Floor

Bedroom Four
18'1 x 14'4 (5.51m x 4.37m)

Lower Ground Floor

Basement Room
33'6 max x 13'1 (10.21m max x 3.99m)

Storage Room One
9'8 x 5'7 (2.95m x 1.70m)

Storage Room Two
8'11 x 7'9 (2.72m x 2.36m)

External

Parking
Driveway and garage (23'10 x 15'11)

Council Tax Band
G

EPC
E

Tenure
Freehold

Services
Mains electricity, gas, water (billed) and sewerage.
Broadband - The current supplier is BT.
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, BT.

Addition Information
There are 25 tree preservation orders within the grounds of the property.

