



1 Penygraig Road, Alltwen, Pontardawe, Swansea, SA8 3BS  
**Offers Over £290,000**



Extended traditional four bedroom detached property located in the village of Alltwen. Ground floor accommodation comprising of separate Lounge, Diner, 17" Family Room, and downstairs utility\cloakroom. First floor has four bedrooms, with en-suite of the master bedroom, and family bathroom. Freehold.

The property has picturesque views of the Swansea valley from its front sun terrace and an enclosed rear lawned garden with rockery and water feature.

The property is within walking distance to the "Butchers Arms" and also within 0.5 miles of Pontardawe Town Centre.

VIEWING ESSENTIAL TO APPRECIATE

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**HALLWAY**

UPVC double glazed door to front. Radiator. Original stone floor. Stairs to first floor. Door to..

**LIBRARY**

UPVC double glazed window to front with views over the Swansea Valley. Radiator. Door to..

**INNER HALL**

Tiled floor. Understairs storage cupboard. Heated towel rail. Opening to..

**LOUNGE**

UPVC double glazed window to front enjoying views. Double radiator. Dado rail. Coving. Wooden fireplace surround with Log burner set on slate hearth. Exposed beams.

**KITCHEN 16'9 x 5'9 (5.11m x 1.75m)**

Fitted 'Beech' effect kitchen comprising of wall, base, glass and drawer units with ample work surfaces over incorporating one and a half bowl stainless steel sink drainer with mixer tap over. Four ring gas hob with electric oven and extractor fan over. Tiled floor. Downlights. Under cabinet lighting. Pantry cupboard. Cupboard housing wall mounted gas combination boiler. Opening to.

**LOUNGE\FAMILY ROOM 17'1 x 11'5 (5.21m x 3.48m)**

UPVC double glazed window to rear and side. Vinyl flooring. Two radiators. UPVC double glazed door and windows to conservatory.

**CONSERVATORY 10'11 x 6'6 (3.33m x 1.98m)**

UPVC double glazed window to front enjoying views. UPVC double glazed double doors to side. Tiled Floor.

**LEAN TO\CLOAKROOM 6'6 x 6 (1.98m x 0.15m)**

Low-level WC. Double radiator. Tiled splash back. Range of base units with work surfaces over incorporating stainless steel sink. Plumbed for washing machine. Vented for tumble dryer. Tiled floor.

**FIRST FLOOR**

**LANDING**

Loft access. Coving. Solid wood floor. Doors to..

**DRESSING ROOM 12'8 x 8'6 (3.86m x 2.59m)**

Dressing area providing access to master bedroom and en-suite. UPVC double glazed window to rear. Radiator. Folding doors to..

**MASTER BEDROOM 11'5 x 8 (3.48m x 0.20m)**

UPVC double glazed window to front enjoying views of Swansea Valley. Double radiator.

**EN-SUITE 8'5 x 4'4 (2.57m x 1.32m)**

White three-piece suite comprising of low level w.c., pedestal wash hand basin and corner glass shower enclosure with electric shower with tiled splashback. Heated towel rail. UPVC double glazed window to rear.

**BEDROOM 2 13'6max x 10' (4.11m x 3.05m)**

UPVC double glazed window to rear. Double radiator. Coving.

**BEDROOM 3 14'7 x 7'7 (4.45m x 2.31m)**

Two UPVC double glazed window to front enjoying views of Swansea Valley. Radiator.

**BEDROOM 4 11'8 x 9'8 (3.56m x 2.95m)**

UPVC double glazed window to front enjoying views of the Swansea Valley. Coving. Radiator.

**BATHROOM 8'2 x 6'9 (2.49m x 2.06m)**

Three piece suite comprising low level w.c., pedestal wash and basin and panelled bath with mixer shower attachment. Part tiled walls. Heated towel rail.. Airing cupboard. UPVC double glazed window to rear.

**EXTERNAL**

Off-road parking to front for two cars. Steps leading up to large sun terrace with a range of mature shrubs and trees. Lawned and further stone chipped Veranda with views of the Swansea Valley. Side pedestrian access leading to paved rockery water feature with pond. Garden shed. Outside power. Enclosed rear garden with large lawned area with a range of mature trees and shrubs. Garden shed. Outside light.

**DIRECTIONS**

**TENURE:** Freehold

**COUNCIL TAX:** E

**EPC RATING:**

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 700 777

