



New Road, Pontardawe offers in excess of £325,000

- Detached House
- Modern Throughout
- Ensuite
- Close to local schools and amenities
- Freehold
- Enclosed Rear Garden
- Utility room
- EPC Rating: D



 3  2  2



About the property

Situated in the popular location of Pontardawe, this impressive three-bedroom detached house offers spacious and versatile accommodation arranged over two floors, comprising a main ground floor and lower ground floor. The property provides well-presented accommodation with a modern finish throughout. The two reception rooms offer excellent flexibility, whether used as separate living and dining areas, a home office, family room or additional entertaining space.

With three bedrooms, two bathrooms, utility room and a further WC, the property is particularly well suited to families, couples or those looking for additional space and versatility.

The lower ground floor further enhances the property's appeal, providing useful additional accommodation and making this an unusually spacious bungalow.

Externally, the property benefits from a large driveway, providing excellent off-road parking along with a garage

To the rear is a beautiful garden, offering a private and enjoyable outdoor space ideal for relaxing, entertaining and enjoying the warmer months. The combination of the generous driveway and attractive rear garden makes the outside space a real feature of the property.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks



Accommodation

Hallway

Lounge

16' 11" x 12' 7" (5.16m x 3.84m)

Dining Room

9' 9" x 9' 5" (2.97m x 2.87m)

Kitchen

17' 10" x 9' 8" (5.44m x 2.95m)

Balcony

Bedroom One

12' 4" x 10' 2" (3.76m x 3.10m)

Bedroom One En Suite

10' x 6' 9" (3.05m x 2.06m)

Bedroom Two

10' 2" x 9' 9" (3.10m x 2.97m)

Bedroom Three

10' 3" x 9' 7" (3.12m x 2.92m)

Bathroom

8' 11" x 7' (2.72m x 2.13m)

Garage

16' 9" x 9' 5" (5.11m x 2.87m)

Study

14' 10" x 6' 10" (4.52m x 2.08m)

Lower Ground Floor Lounge 1

18' 10" x 15' 3" (5.74m x 4.65m)

Lower Ground Floor Lounge 2

14' 10" x 14' (4.52m x 4.27m)

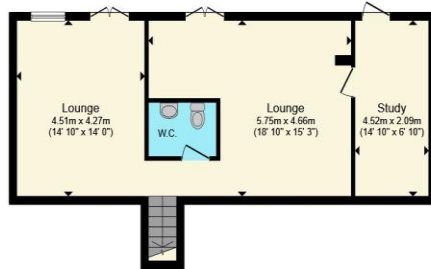
Driveway

Rear Enclosed Garden

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Floorplan



Lower Ground Floor



Ground Floor

Total floor area 178.4 m² (1,920 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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