

John. Francis

www.johnfrancis.co.uk

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The Property
Ombudsman



NEW
INSTRUCTION



98 Bryn Morgrug, Alltwen SA8 3DP

Offers in the region of £299,995

Beautifully Presented, Bay Fronted Family Home
Detached Property With 4 Spacious Bedrooms
Popular & Sought After Location In Alltwen Gardens
Driveway, Garage & Great Size Rear Garden
Viewing Essential To Appreciate. EPC: B83

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

A spacious, bay fronted family home situated in the ever popular area of Bryn Morgrug, Alltwen.

This detached house is beautifully presented by the current owners, and boasts ample off-road parking (with a double driveway and integral garage), as well as a large kitchen/dining room, utility room, four great size bedrooms (one with en-suite) and a level rear garden that's laid to lawn and patio areas. We would say early viewing comes highly recommended on this gorgeous property, in order to appreciate all it has to offer for a growing family.

The village of Alltwen provides good basic amenities, with a further range of shops, restaurants and social amenities available in the nearby towns of Pontardawe and Neath. There is also very easy access to the M4 corridor, allowing for easy commuting to Llanelli, Swansea, Bridgend & Cardiff. (Via J45). There's further commuting links available via both Swansea and Neath Railway Stations. EPC: B83

ENTRANCE HALLWAY

Double glazed entrance door to the front, LVT flooring, staircase to the first floor with understairs storage cupboard, radiator, door to:

LIVING ROOM

16'5 x 10'10 (5.00m x 3.30m)
Double glazed bay window to the front, LVT flooring, radiator, TV and phone point.

KITCHEN/DINING ROOM

20'11 x 12'1 (6.38m x 3.68m)
Double glazed French doors to the rear and double glazed windows to the rear, ceramic tiled flooring, a range of modern wall and base units with worktops over, incorporating a 1½ stainless steel sink and drainer unit, integrated electric oven, integrated microwave and fridge freezer and dishwasher, four ring gas hob with extractor hood, radiator, inset ceiling spotlights, door to:

UTILITY ROOM

7'7 x 5'10 (2.31m x 1.78m)
Double glazed door to the rear, ceramic tiled flooring, base unit with worktops over, incorporating a stainless steel sink and drainer, space for washing machine and tumble dryer, radiator, extractor fan, door to:

CLOAKROOM

Double glazed window to the side, ceramic tiled flooring, WC, wash hand basin, radiator, extractor fan.

FIRST FLOOR LANDING

Doors to airing cupboard and storage cupboard, access hatch to loft (attic is part boarded), radiator, door to:

BEDROOM 1

16'7 x 10'10 (5.05m x 3.30m)
Double glazed bay window to the front, radiator, fitted wardrobes with sliding doors, door to:

EN-SUITE SHOWER ROOM

Double glazed window to the front, tiled flooring, WC, wash hand basin set on vanity unit, tiled and glazed shower enclosure, extractor fan, inset ceiling spotlights.

BEDROOM 2

14'2 x 9'3 (4.32m x 2.82m)
Double glazed window to the front, radiator, fitted wardrobes with sliding doors.

BEDROOM 3

11'8 x 8'11 (3.56m x 2.72m)
Double glazed window to the rear, radiator.

BEDROOM 4

12'0 x 7'5 (3.66m x 2.26m)
Double glazed window to the rear, radiator.

FAMILY BATHROOM

7'11 x 7'5 (2.41m x 2.26m)
Double glazed window to the rear, tiled flooring, WC, pedestal wash hand basin with mixer tap, panelled bath with overhead shower, towel heater, inset ceiling spotlights.

EXTERNALLY

To the front of the property there is a lawned garden, along with a double width driveway that leads to the integral

garage (17'7 x 9'1), which has an up and over door, and houses the gas boiler. There is side access that leads around to the rear garden, which is mainly laid to lawn and has a paved patio that opens off the kitchen/dining room.

SERVICES

We are advised that mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 864900 or e-mail
pontardawe@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

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@JohnFrancisPont or on
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TENURE

We are advised that the property is Freehold

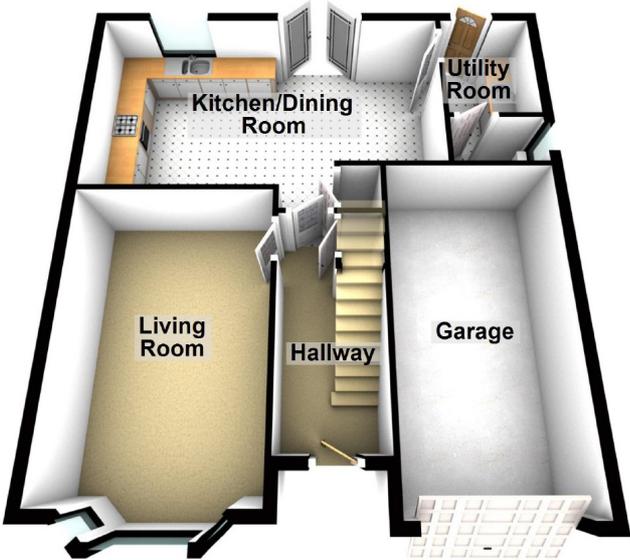
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Pontardawe Office, go straight through the traffic lights onto Swansea Road. At the roundabout, take the first exit and continue to the next roundabout. Proceed straight over to the next roundabout and take the second exit off the next roundabout, up the flyover to Alltwen. At the top by the roundabout, take the first left onto Lon Hir. Continue to the end bearing right and take the second right turning onto Bryn Morgrug. Turn left and then continue along the road, where the property is located on the right-hand side near the end of the street.

Ground Floor



First Floor



Please Note:- This plan is for illustrative purposes only and is NOT to scale.
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

**John.
Francis**