

The Alder

4 Bedroom Detached House
with Integral Garage

Plot: 19

Waunsterw

Rhyd Y Fro, Pontardawe



Property Floor Plans & Dimensions

Total Living Area: 149.0m² | 1,603.8ft²
(includes garage)

The Property

Leading from the hallway of The Alder is a open plan kitchen/dining room, large living room and WC. There is also a utility room and integral garage. To the first floor is a master bedroom with en-suite and dressing room, a further two double bedrooms, a single bedroom and a family bathroom.

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Ground Floor

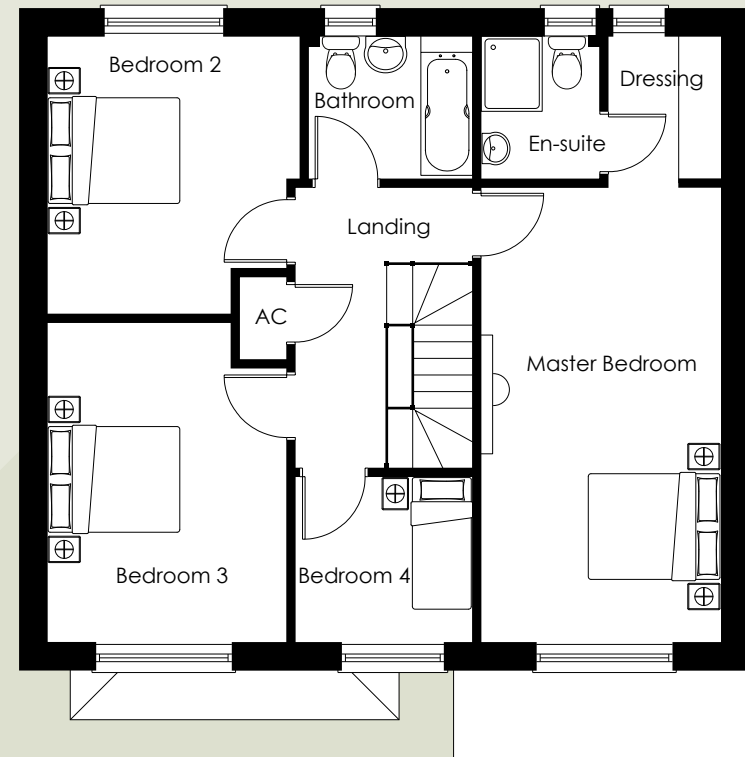


Metres	Feet
Kitchen/Dining	
7.20 x 2.93	23'7" x 9'7"
Utility	
2.93 x 1.63	9'7" x 5'4"
Living Room	
5.78 x 3.18	19'0" x 10'5"
WC	
2.20 x 1.05	7'3" x 3'5"

Metres	Feet
Garage	
6.06 x 3.14	19'11" x 10'4"

Dimensions

First Floor



Metres	Feet
Master Bedroom	
6.03 x 3.19	19'9" x 10'6"
En-suite	
1.90 x 1.57	6'3" x 5'2"
Dressing	
1.90 x 1.50	6'3" x 4'11"
Bedroom 2	
3.69 x 3.35	12'1" x 11'0"

Metres	Feet
Bedroom 3	
4.24 x 3.18	13'11" x 10'5"
Bedroom 4	
2.35 x 2.20	7'9" x 7'3"
Bathroom	
2.18 x 1.90	7'2" x 6'3"

The Willow

2 Bedroom Semi Detached House

Plots: 13, 14, 15 & 16

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 Hale Homes

Property Floor Plans & Dimensions

Total Living Area: 83.4m² | 897.7 ft²

The Property

The Willow is a two bedroom property with a family living room, WC and kitchen/dining room opening on to out to the rear garden, all leading from the entrance hallway. There are two good sized double bedrooms to the first floor, with built-in cupboards to the master bedroom, as well as a family bathroom.

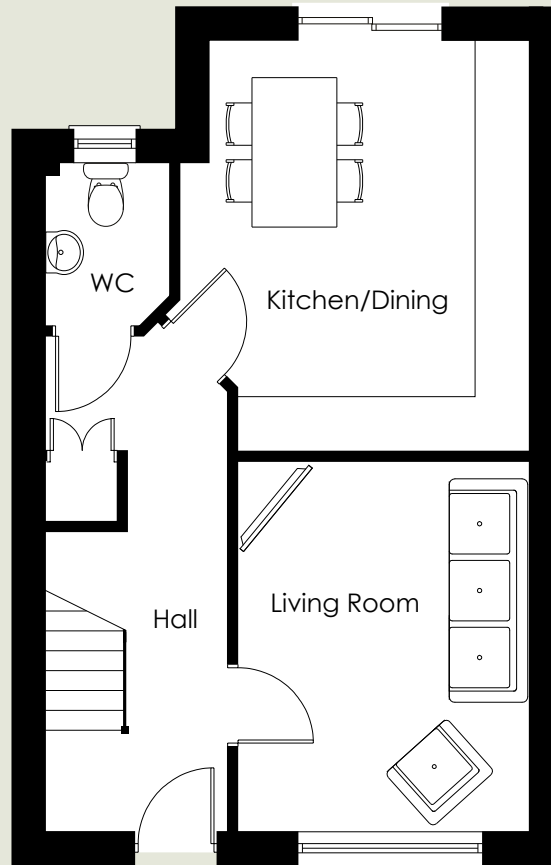
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Dimensions

Metres	Feet
Kitchen/Dining	
4.53 x 3.85	14'10" x 12'8"
Living Room	
4.08 x 3.22	13'5" x 10'7"
WC	
1.80 x 1.37	5'11" x 4'6"

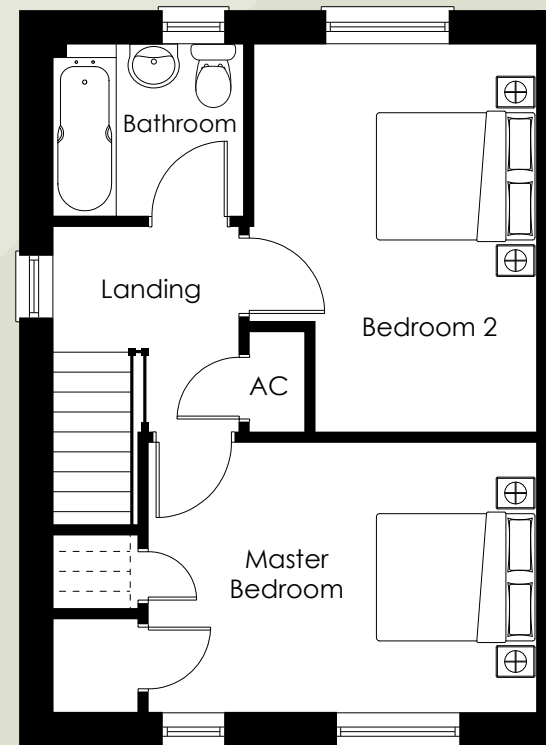
Ground Floor



Dimensions

Metres	Feet
Master Bedroom	
4.28 x 2.98	14'1" x 9'9"
Bedroom 2	
4.28 x 3.12	14'1" x 10'3"
Bathroom	
2.10 x 1.90	6'11" x 6'3"

First Floor



The Cedar

3 Bedroom Semi Detached
House with Integral Garage

Plots: 17 & 18

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Rhyd Y Fro, Pontardawe



Property Floor Plans & Dimensions

Total Living Area: 115.3m² | 1,241.1ft²
(includes garage)

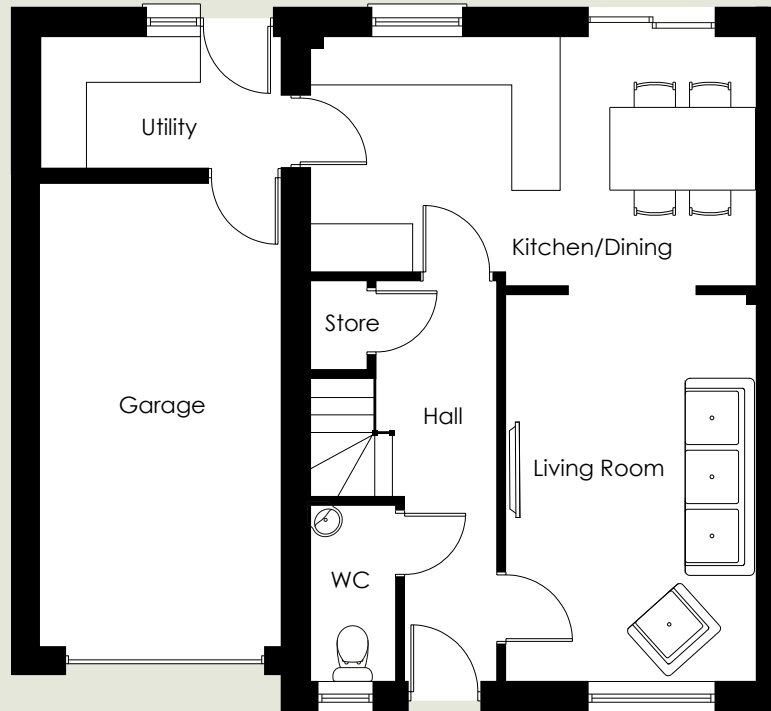
The Property

The highlight of the The Cedar is the open-plan kitchen/dining room leading out to the rear garden. A large living room, WC and utility room also sit on the ground floor. On the first floor are two good-sized bedrooms, along with a single bedroom, including an en-suite shower to the master bedroom, as well as a family bathroom.

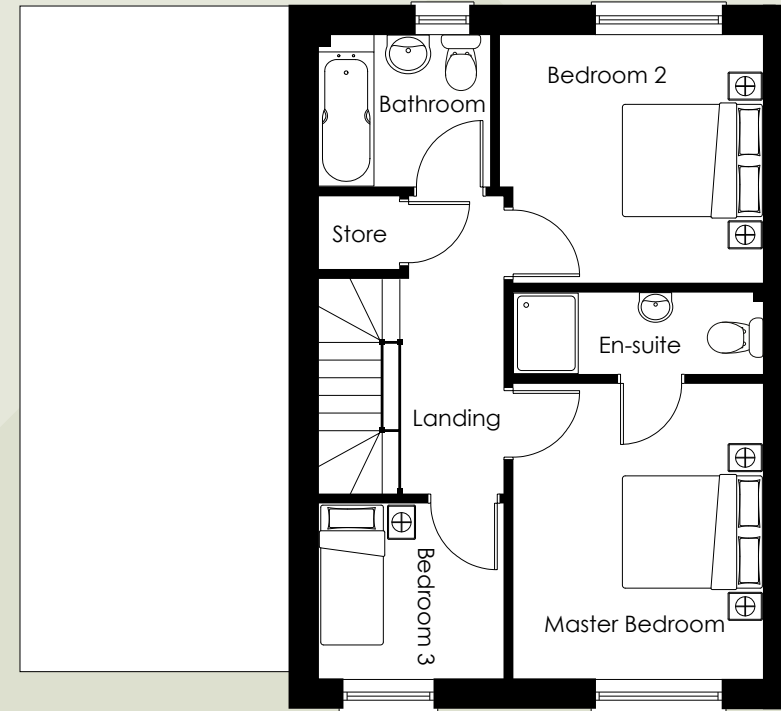
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Ground Floor



First Floor



Dimensions

Metres	Feet	Metres	Feet
Kitchen/Dining		Garage	
5.56 x 3.11	18'3" x 10'2"	5.79 x 3.01	19'0" x 9'11"
Utility			
3.01 x 1.64	9'11" x 5'5"		
Living Room			
4.82 x 3.13	15'10" x 10'3"		
WC			
2.20 x 1.05	7'3" x 3'5"		

Metres	Feet	Metres	Feet
Master Bedroom		Bathroom	
3.69 x 3.13	12'1" x 10'3"	2.15 x 1.90	7'1" x 6'3"
En-suite			
3.13 x 1.02	10'3" x 3'4"		
Bedroom 2			
3.29 x 3.11	10'10" x 10'2"		
Bedroom 3			
2.32 x 2.20	7'7" x 7'3"		