



Plot 2 Maes Y Parc, Glynneath, Neath, Glamorgan, SA11 5EH

Prices From **£335,000**

****SITE NOW FINISHED - OPEN DAY 1ST JULY 10AM - 2PM****

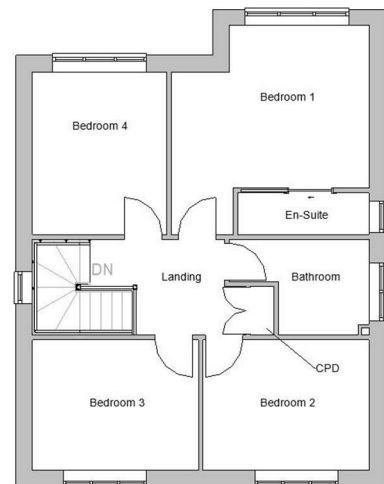
****REGISTERED WITH THE HELP-TO-BUY SCHEME****

Maes Y Parc is a collection of ten beautifully crafted three-and four-bedroom executive detached family homes. Traditionally built to high standards and designed to maximise comfort with spacious open-plan kitchen and dining area which is perfect for entertaining. Those looking for a more sustainable life with a lot more satisfaction will be right at home at the Maes Y Parc. Nestled in the village of Glynneath which brings the balance of semi-rural living. Offers beautiful countryside walks, Aberdulias and Melin court waterfalls, good access road to the picturesque Brecon Beacons National Park. The village has a friendly atmosphere and the main pedestrian shopping area offers a wide selection of shops.

Main dwelling



First floor



Site view



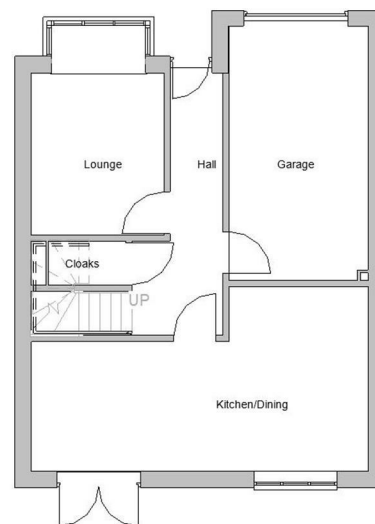
Rear garden



Rear garden



Ground floor



HALLWAY 3'8" x 18'8" (1.142 x 5.700)

CLOAKS 5'4" x 3'1" (1.65m x 0.960)

LOUNGE 9'5" x 11'6" (2.875 x 3.520)

KITCHEN/DINER 23'11" x 13'1" (7.298 x 4.013)

LANDING 9'6" x 6'9" (2.900 x 2.080)

BEDROOM 1 14'0" x 11'5" (4.27m x 3.487)

EN-SUITE 9'3" 2'11" (2.84m 0.910)

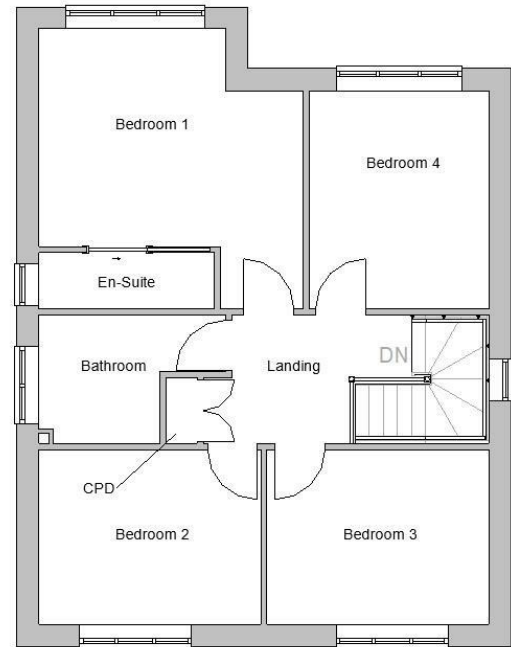
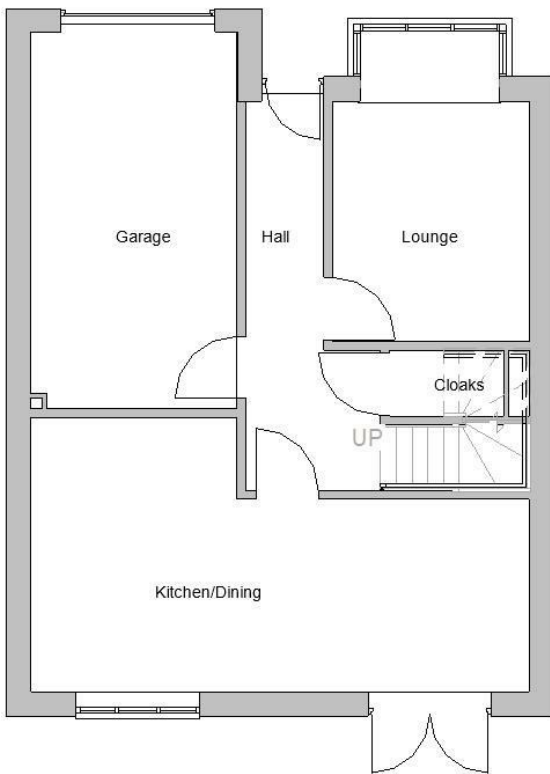
BEDROOM 2 11'9" x 9'3" (3.599 x 2.833)

BEDROOM 3 11'9" x 9'3" (3.599 x 2.833)

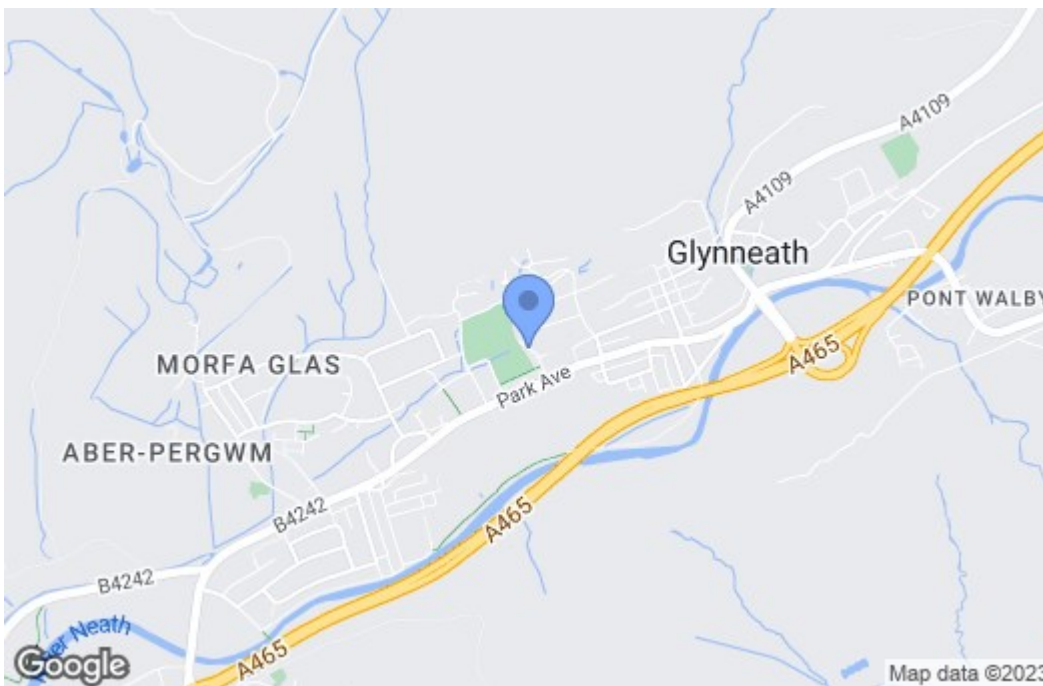
BEDROOM 4 9'2" x 11'7" (2.805 x 3.535)

GARAGE 9'10" x 18'1" (3.020 x 5.518)

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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