

## Plot 3 Maes Y Parc, Glynneath, Neath, Glamorgan, SA11 5DS

**£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



## MAIN ENTRANCE DOOR

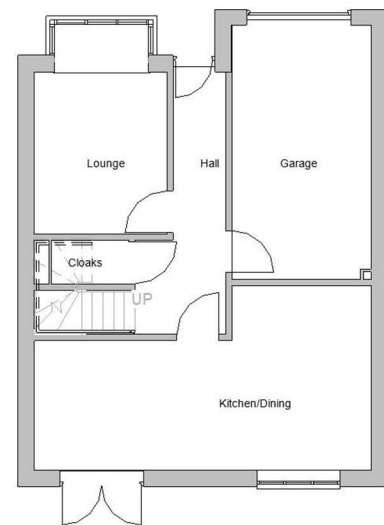
## VIEWS FROM REAR



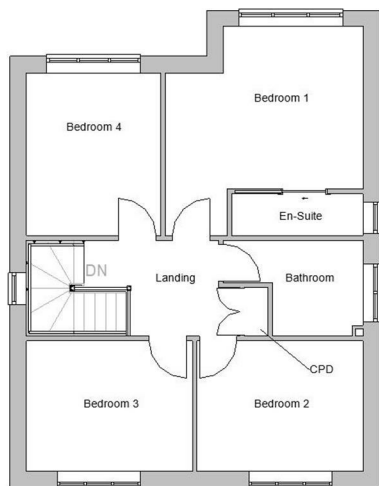
## MAIN DEVELOPMENT



## GROUND FLOORPLAN STYLE 1



## FIRST FLOOR STYLE 1



## Rear garden



**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 SHOWER ROOM 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)**

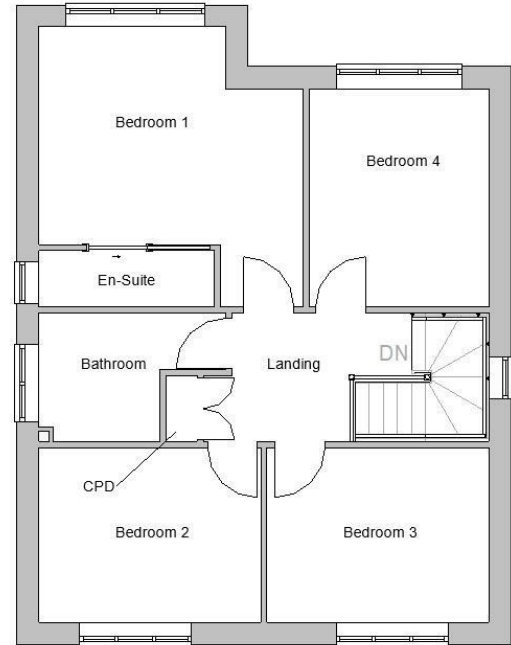
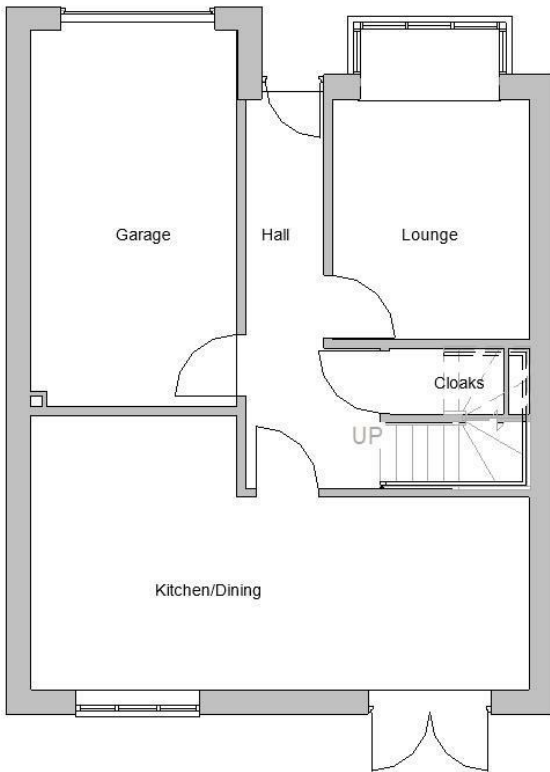
**BATHROOM 9'11" x 6'9" (3.035 x 2.080)**

Fitted suite to include; panel bath, built-in w/c and wash basin, window to rear, cushion flooring, wall mounted heated towel rail that can be used without the heating on/ can be used with just the electric on.

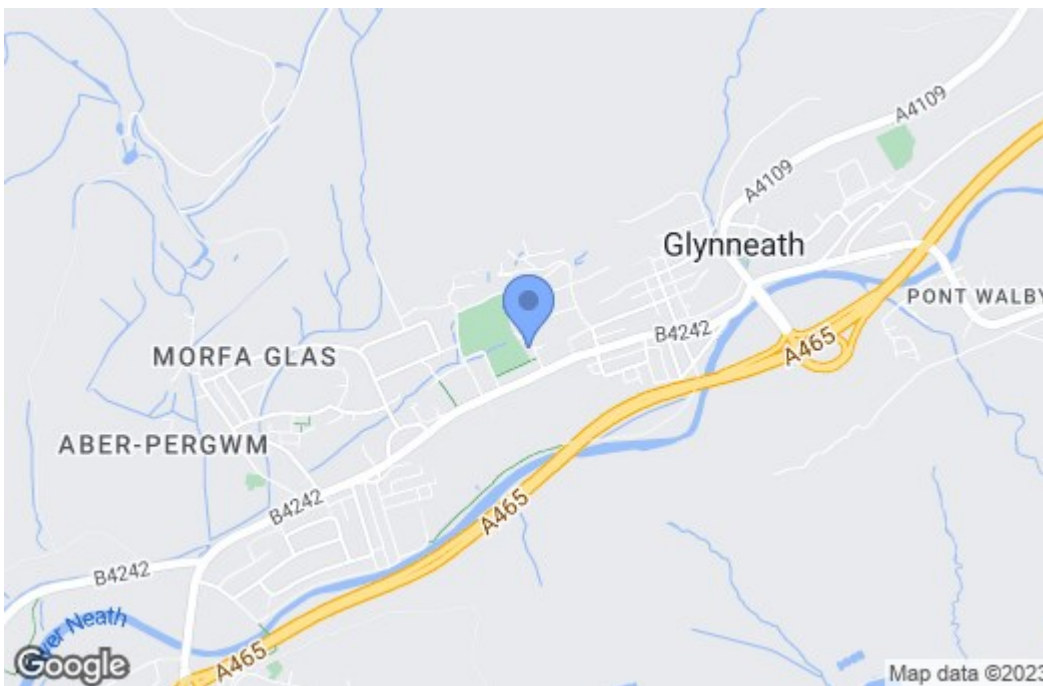
**GARAGE 9'10" x 18'1" (3.020 x 5.518)**

Rear garden

## Floor Plan



## Area Map



## Energy Efficiency Graph

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

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