



14 Clos Yr Ysgol, Clyne, Neath, SA11 4BW

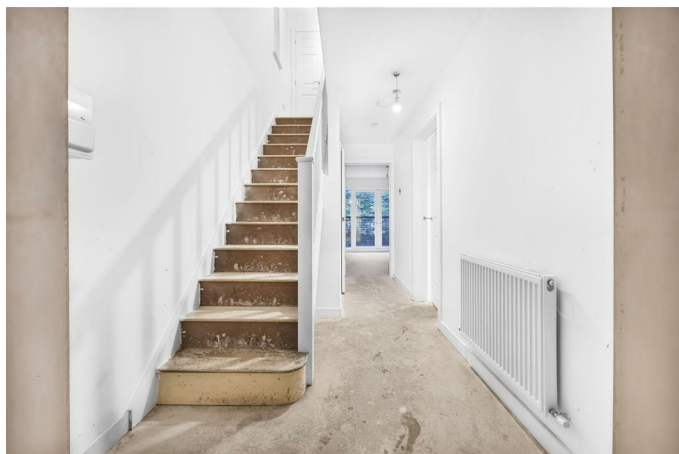
Prices From £199,950

****£2,500** INCENTIVE TOWARDS LEGAL FEES.*****NEW BUILDS*****SECOND PHASE RELEASED AND READY FOR VIEWING.** THERE ARE MIXED 2/3/BEDROOM SEMI-DETACHED/DETACHED HOUSES AND BUNGALOWS ON THE DEVELOPMENT SO EARLY VIEWING RECOMMENDED TO APPRECIATE THESE BEAUTIFUL HOMES. The location of this development is truly exceptional, with picturesque walks and stunning waterfall attractions right on your doorstep. For those who enjoy the outdoors, the proximity to the Gower Peninsula and the Brecon Beacons National Park provides endless opportunities for exploration and adventure. Convenience is key with this property, as it offers easy access to the amenities of Neath Town Centre, Swansea beaches, and the M4 corridor. Whether you're looking to relax by the coast or embark on a hike in the stunning Welsh countryside, these properties serves as the ideal base for all your adventures. Don't miss out on the opportunity to make this hidden treasure your own - book a viewing today and experience the best of village living in Clyne!

Dwelling



Hallway 13'40 x 6'5 (3.96m x 1.96m)



Kitchen/dining room 13'07 x 7'5 (4.14m x 2.26m)



Fitted kitchen with integrated oven and hob with extractor, extra integral appliances are £3,000 for fridge freezer, washing machine and dryer.

Lounge 14'5 x 11'43 (4.39m x 3.35m)



Spacious room with patio doors to rear and radiator.

Cloakroom



Landing 9'91 x 3'24 (2.74m x 0.91m)

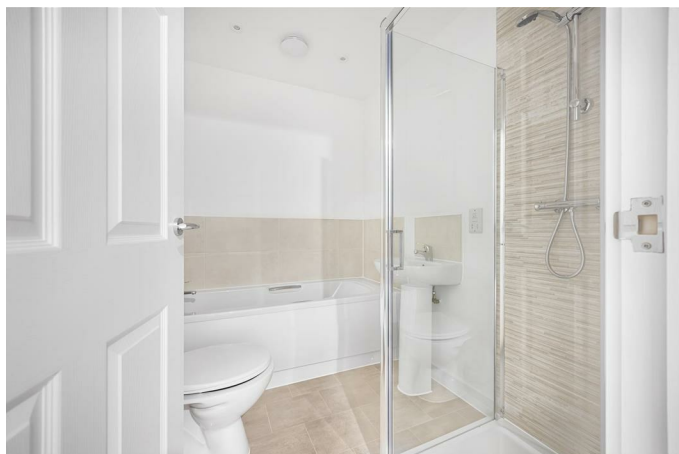
Bedroom one 14'87 x 10'52 (4.27m x 3.05m)

Double room with window to front and radiator.

Bedroom two 11'46 x 8'9 (3.35m x 2.67m)

Double room with window to rear and radiator.

Shower room 7'54 x 5'9 (2.13m x 1.75m)



Fitted suite to include; shower with tiled inset, wash hand basin, low level WC, window to rear and wall mounted radiator.

Rear garden

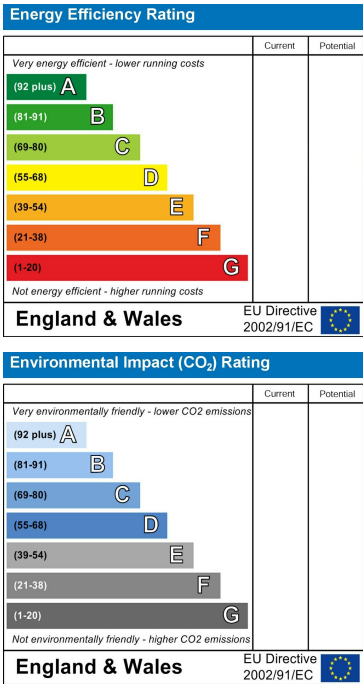
Level patio area, further sloping garden which will be fenced showing boundaries.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.