



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

Prices From £215,000

Step inside one of the completed bungalows on the development and you'll be greeted by a beautifully designed interior that exudes quality and sophistication. The modern fitted kitchen is a standout feature, complete with built-in appliances and ample space for a breakfast table and breakfast bar, perfect for enjoying your morning coffee or hosting intimate gatherings. Nestled in the sought-after village of Clyne, this charming development of mixed 2 and 3 bedroom houses and bungalows in Clos Yr Ysgol is a true gem waiting to be discovered. Boasting quality kitchens with/dining areas, spacious living areas and double bedrooms in all properties. 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!

Main dwelling



Hallway 13'5 x 3'9 (4.09m x 1.14m)

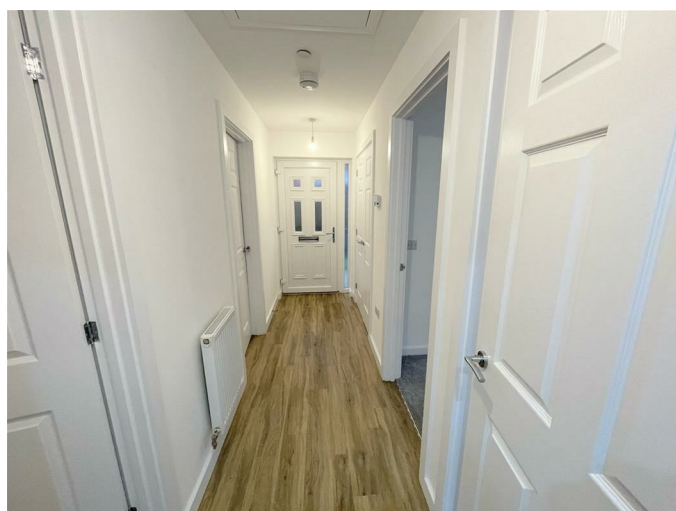


With Oak feature cushion flooring, built-in double cupboard, and radiator.

Entrance



Upvc composite door with glass panels leading through to hallway.



Lounge 11'8 x 11'12 (3.56m x 3.35m)



Fitted with Oak effect cushion flooring with patio doors leading onto the decked rear garden.



Kitchen/diner 16'9 x 11'8 (5.11m x 3.56m)



Beautiful and quality fitted kitchen in light powder grey finish to include slow closing base and wall units, integral washing machine and fridge freezer, electric oven and hob with steel splashback and extractor hood above, integrated dishwasher. breakfast bar area and room for a dining table, Oak effect cushion flooring, spotlights to ceiling, radiator, window to rear offering some mountain views and Upvc door to side.





Bedroom one 11'3 x 9'8 (3.43m x 2.95m)



Double room with double glazed window to front and radiator.

Bedroom two 11'2 x 8'5 (3.40m x 2.57m)



Double room with window to front and radiator.

Bathroom/shower room



Modern suite to include; panel bath, shower cubicle with grey fleck tiles, pedestal wash hand basin, low level WC and radiator.



Rear Garden



Enclosed level rear garden with decked area, bordered with balustrade and fencing panels, lawn area, side gated access and parking to front for two vehicles.

Decked area



Rear Garden



Rear garden



Front view

Area

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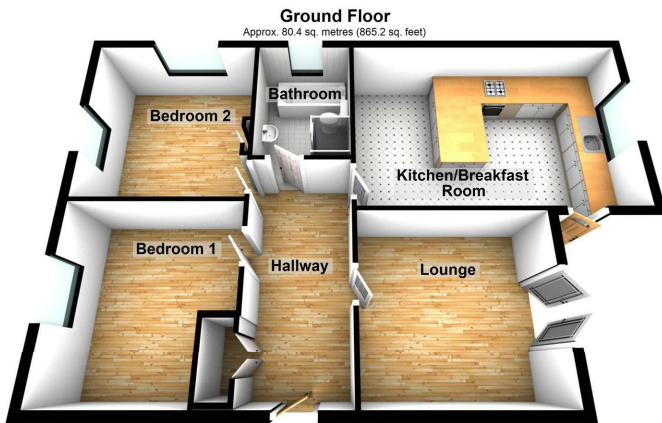
Artist impression



Site plan



Floor Plan



Total area: approx. 80.4 sq. metres (865.2 sq. feet)
Our floorplan measurements are not to be relied upon these are for brief layout only
Plan produced using PlanUp.



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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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