



## Graig Y Tewgoed Vale View, Pont Nedd Fechan, Neath, SA11 5UN

**£359,950**

Nestled in the enchanting countryside of Pont Nedd Fechan, Vale View is a delightful detached bedroom house that offers a perfect blend of comfort and natural beauty. This charming property is situated in the heart of the renowned Waterfall Country, where you can immerse yourself in breathtaking views and scenic walks, all while being sat in your garden or living room while also conveniently close to well-known restaurants. The property features two inviting reception rooms, one of which boasts a long balcony that allows you to savour the stunning vistas of the Afon Nedd River throughout the year.

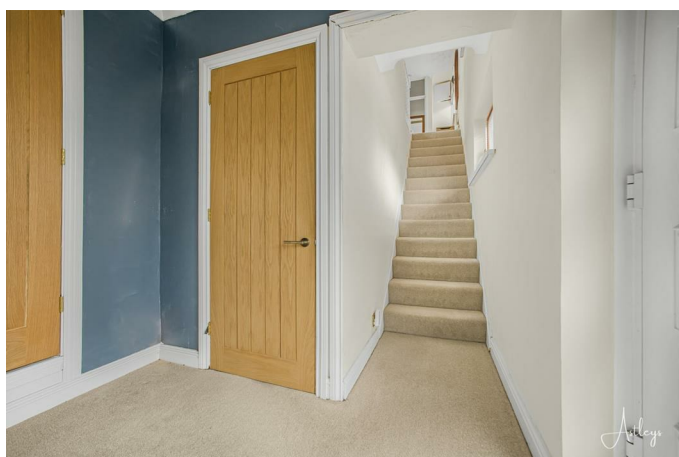
Inside, the well-equipped kitchen/dining room adorned in a classic country cream finish, making it an ideal spot for family gatherings or entertaining guests. Viewing comes recommended.

## Main dwelling



Enter via composite front door with glass panel side and long chrome handle.

### Entrance hallway 16'6 x 7'88 (5.03m x 2.13m)



A staircase leads to the first floor, with elegant oak doors providing access to the lounge and sitting room. Another oak door leads upstairs. The space features a radiator for warmth and a convenient boot and coat cupboard for storage.

### Hallway

## Lounge 15'1 x 11'9 (4.60m x 3.58m)



A charming and spacious room featuring patio doors that open to breathtaking views of the Afon Nedd river, surrounded by mature trees. The cozy ambiance is enhanced by an open fireplace with a beautifully tiled hearth, complemented by a classic coved ceiling and a radiator for added warmth.





### Sitting room 18'6 x 13'3 (5.64m x 4.04m)



A spacious room with a few steps leading up to the open-plan sitting area, where patio doors open directly onto a decked area with a sleek glass balustrade. Enjoy breathtaking views and the soothing sounds of the river below—a perfect spot for relaxing nights with coffee or wine, or even stargazing under the night sky.



### View from Lounge



### Kitchen/dining room 11'8 x 11'5 (3.56m x 3.48m)



A modern fitted kitchen featuring high-gloss cream fronted units with sleek chrome handles. Integrated appliances include a fridge freezer, dishwasher, and washing machine, complemented by a stylish glass-fronted wine rack. The space is enhanced by luxurious granite worktops, a glass splashback, and a Rangemaster six-ring cooker. Additional features include a walk-in ladder cupboard, a sink with mixer taps, under-unit lighting, and kickboard lights. Sliding patio doors and a front-facing window allow for ample natural light, while a radiator ensures warmth and comfort."



### **Landing 15'4 x 8'8 (4.67m x 2.64m)**

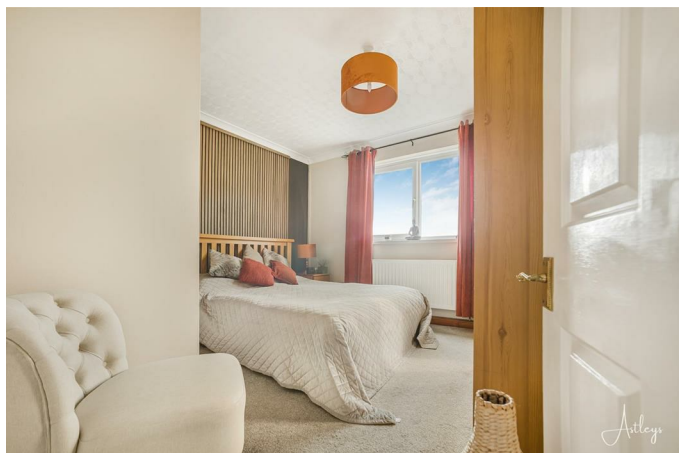
Spacious landing which leads off to two bedrooms, family bathroom and the attic room, with window to front and radiator.

### **Landing**





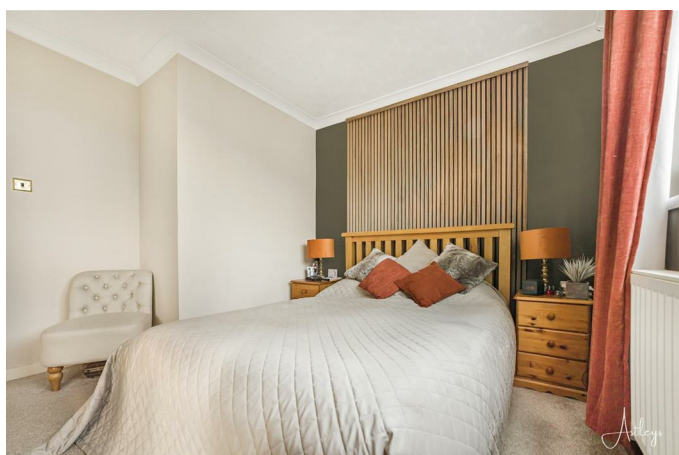
### Bedroom one 12'2 x 11'6 (3.71m x 3.51m)



A spacious double room featuring elegant wall paneling as a focal point. A rear-facing window showcases stunning views.

#### Bedroom one

#### Bedroom one



### Bedroom two 10'10 x 9'2 (3.30m x 2.79m)



Double room with window to rear again with lovely views, wardrobes and radiator.

#### Bedroom two



### Bathroom 8'8 x 5'1 (2.64m x 1.54m)

Fitted suite with panel bath, low level WC, pedestal wash hand basin and radiator.

**Bathroom**



**Attic room**



With velux windows to front and rear.

**Attic room**



With two velux windows to front and rear.

**dressling room**



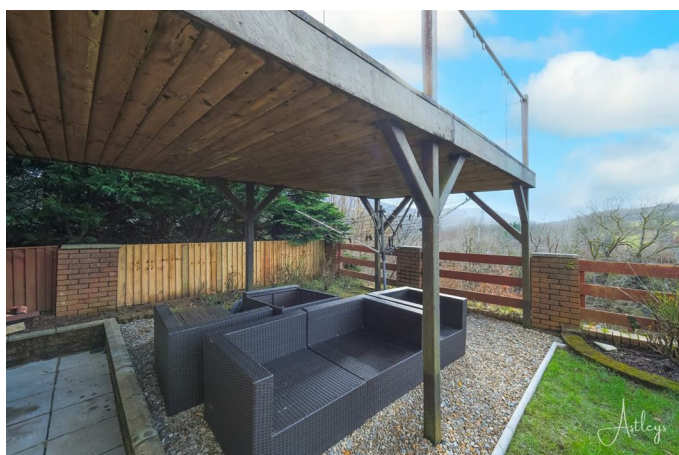


### Rear garden



A step leads down to the level rear garden, featuring a mix of lawn and a shingled area. The basement offers excellent storage space and includes a workbench, making it ideal for DIY enthusiasts. It also houses the combination boiler and benefits from power, lighting, and a rear-facing window. The outdoor space boasts stunning views over the Afon Nedd River, with open vistas surrounded by mature trees—creating a breath taking and tranquil setting.

### Rear garden



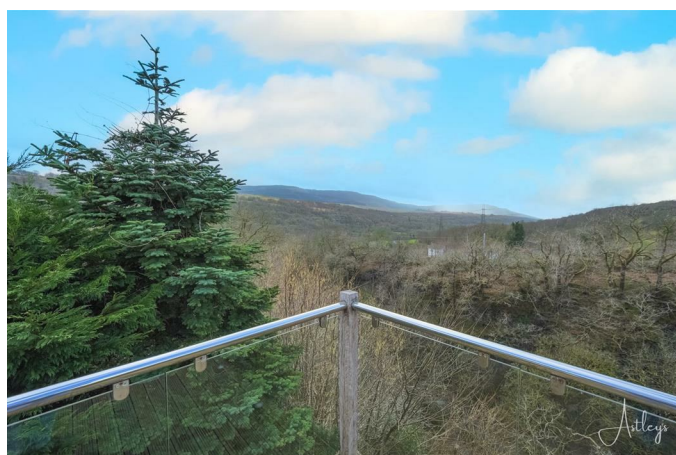
### Rear garden



### Views



### Views



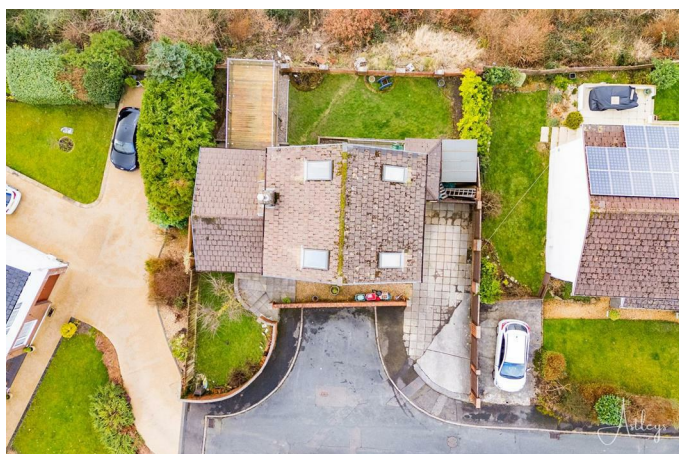


Rear garden

Front view



Drone



Drone view



Drone view

### Services

Conservation Area

No

Flood Risk

No Risk

Floor Area

0 ft 2 / 0 m 2

Plot size

0.08 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

1 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

### Council tax

Council Tax

Band:



E  
Annual Price:  
£2,510 (avg)

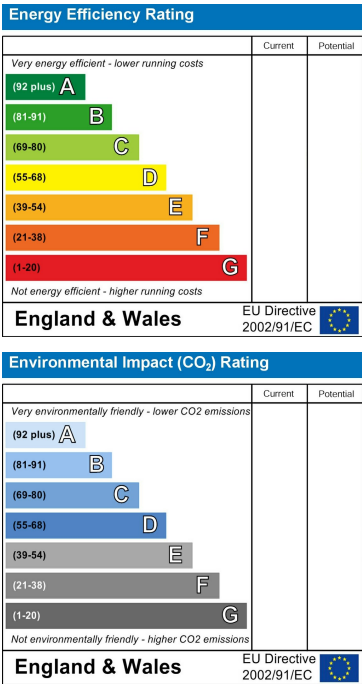
Floor Plan



Area Map



Energy Efficiency Graph



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