



Graig Y Tewgoed Vale View

Pont Nedd Fechan, Neath, SA11 5UN

Situated in the enchanting countryside of Pontneddfechan, Vale View is a truly delightful detached three-bedroom home offering the perfect combination of comfort, character, and natural beauty. Set within the heart of the renowned Waterfall Country, this unique property allows you to fully embrace the charm of rural living while remaining within easy reach of the amenities and well-known restaurants the area has to offer.

From the moment you arrive, the setting of Vale View captures your attention — surrounded by lush greenery, rolling hills, and the tranquil sounds of the Afon Nedd River flowing nearby. The property's elevated position provides breathtaking panoramic views, which can be enjoyed from several vantage points, including the spacious living room and the impressive balcony that extends along the rear of the house.

£359,950

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- EPC RATING TBC
- WATERFALL ATTRACTIONS
- THREE DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- DETACHED FAMILY HOME
- VIEWS OVER THE RIVER AFON NEDD
- ATTIC ROOM
- SOUGHT AFTER LOCATION
- GLASS BALUSTRADE WITH DECKED AREA WITH AMAZING VIEWS
- MODERN KICHEN/BREAKFAST ROOM

Main dwelling

Entrance hallway

16'6 x 7'88 (5.03m x 2.13m)

Hallway

Lounge

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

Sitting room

18'6 x 13'3 (5.64m x 4.04m)

View from Lounge

Kitchen/dining room

11'8 x 11'5 (3.56m x 3.48m)

Landing

15'4 x 8'8 (4.67m x 2.64m)

Landing

Bedroom one

12'2 x 11'6 (3.71m x 3.51m)

Bedroom one

Bedroom one

Bedroom two

10'10 x 9'2 (3.30m x 2.79m)

Bedroom two

Bathroom

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

Bathroom

Attic room

Attic room

Attic room

Attic room

Views

Front view

Drone

Services

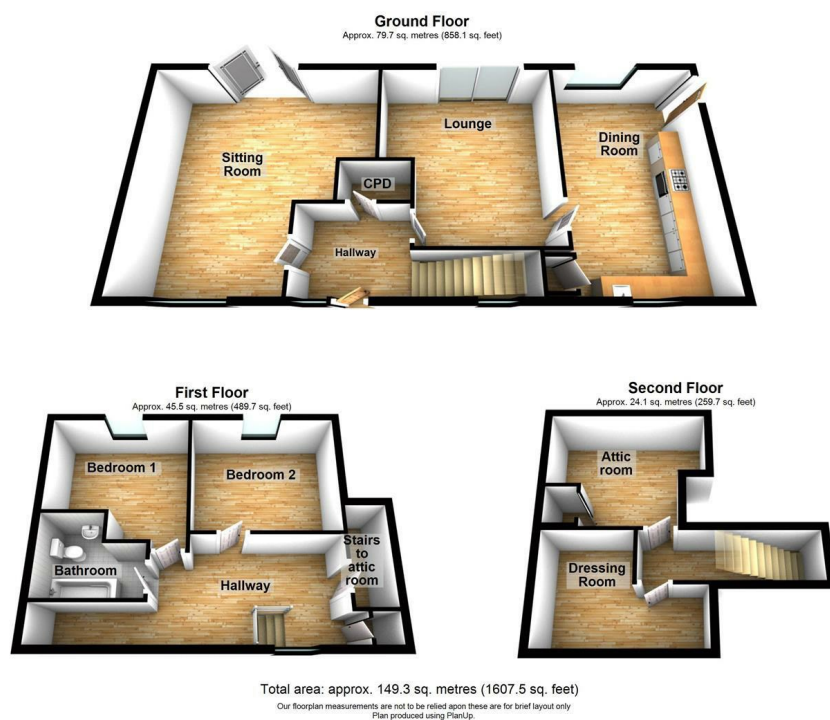
Council tax



Directions



Floor Plan



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.

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