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25 Edward Street
Cwmgwrach
Neath
SA11 5PW

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Asking price **£175,000**

A beautifully presented and lovingly maintained two/three bedroom semi detached bungalow, situated in the quaint village of Cwmgwrach, offering access to local amenities all within level walking distance.

A beautifully presented two/three bedroom semi detached bungalow

Available to purchase with no ongoing chain

Situated within the peaceful village of Cwmgwrach

Located close to local amenities, all accessible within level walking distance

Offering convenient commuter access to the A465 link road in under two minutes

Two reception room, two double bedrooms plus generous kitchen

Beautiful landscaped front and rear gardens

Ample driveway off road parking plus detached single garage





A rare opportunity to purchase this lovingly maintained semi detached bungalow, located in the sought after village of Cwmgwrach. The property has been a cherished family home, owned by the same vendor for over sixty years and has been very well maintained throughout. The property sits on a generous plot, offering beautiful landscaped front and rear gardens, all easily accessible due to the property being in a level plain. All local amenities are accessible on foot and it offers convenient commuter access to the A465 link road.

The property is entered via a UPVC and glazed panel central door into the hallway.

The hallway offers fitted carpet flooring and has doorways leading to the sitting room, lounge/diner, front bedroom, rear bedroom, a generous storage cupboard and the shared shower room.

The sitting room to the front of the property offers a versatile space, as the room could be utilised as a third bedroom. At present, it offers fitted carpet flooring and a UPVC double glazed bay window to the front.

The lounge/diner is positioned towards the rear of the property. This generous sized room offers fitted carpet flooring, a UPVC double glazed window to the side and a doorway at the rear giving access to the kitchen.

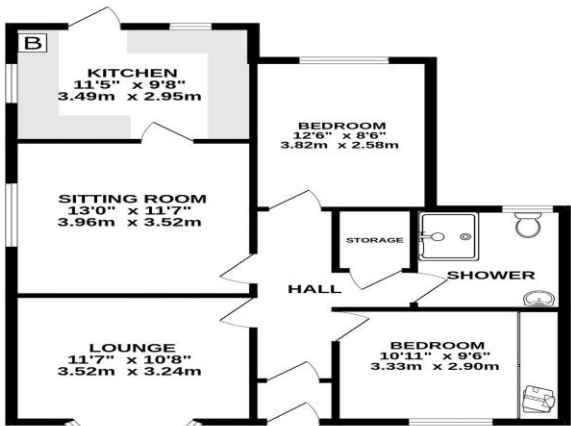
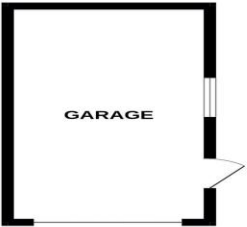
The large kitchen has been fitted with a matching range of contemporary base, larder and wall mounted units, with a light laminated wood effect worksurface over. It offers space for fridge/freezer, a free standing electric cooker with electric hob, a stainless steel sink unit positioned below a UPVC double glazed window to the side and features space for integrated washing machine. The room has full splashback tiling to walls, tiled flooring and offers a UPVC glazed panel door at the rear, providing access to the garden.

Currently both bedrooms within the property are comfortable double bedrooms, each offering fitted carpet flooring, UPVC windows and an abundance of built in wardrobe storage.

Both bedrooms share the use of the adapted wet room/shower room. It has been fitted with a modern white three piece suite comprising: shower area with a fully glazed shower screen and a wall mounted fold down seat, a low level WC and a pedestal wash hand basin. There is full height tiling within the shower space, a fully water tight level floor and an obscure UPVC Double glazed window to the rear.

Outside to the front of the property, a beautiful courtyard front garden offers a variety of mixed plants and shrubs, with stepping stone pathway leading from the wrought iron double driveway gates to the front door. The level driveway extends the full length of the property, offering ample off road parking and leads to the rear garden and detached garage. The garage retains a traditional up and over garage door with a separate pedestrian door to the side. The rear garden is a generous area, laid mainly to lawn and offering a variety of mixed plants and shrubs to the borders. The garden is fully level with concrete level pathways allowing easy movement around the area.

GROUND FLOOR
940 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2025



Directions

Sat Nav users SA11 5PW

Tenure

Freehold

Services

All Mains Services

Council Tax Band B

EPC Rating D

Viewing strictly by
appointment through
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Energy performance certificate (EPC)

Property type	Property class	Energy rating	Energy score
Semi-detached bungalow	D	10	10

Property type: Semi-detached bungalow

Total floor area: 65 square metres

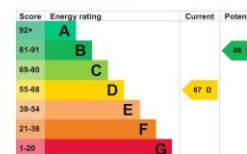
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read more about the rules on the website and download the Energy Performance Certificate (EPC) from the website.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst). The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- The average energy rating is D
- The average energy score is 50

Breakdown of property's energy performance

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

