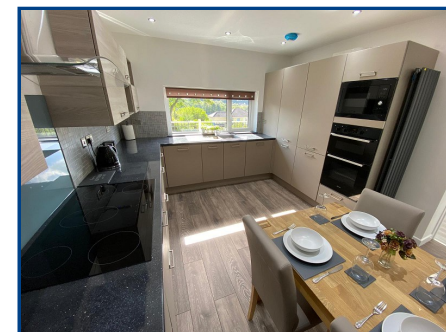


Waungron
Glynneath
Neath
Neath Port Talbot.

Offers In Region Of **£269,000**

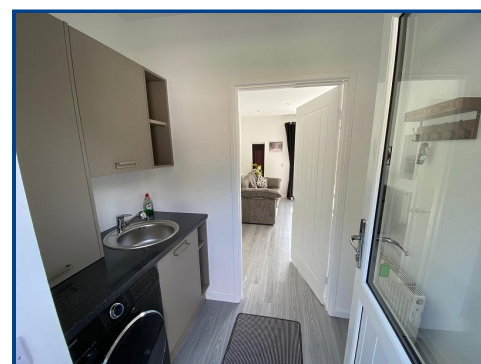


- DETACHED BUNGALOW
- COMPLETELY RENOVATED THROUGHOUT
- 3 BEDROOMS
- LOUNGE & KITCHEN /DINER
- WHEELCHAIR LEVEL ACCESS THROUGHOUT
- WALK IN SHOWER / WET ROOM
- ELEVATED POSITION
- OFF ROAD PARKING TO THE REAR FOR TWO CARS
- BI-FOLDING DOORS TO A PANORAMIC VIEW
- EV ELECTRIC VEHICLE PREWIRED CHARGE POINT 7KW

EPC Rating: **C72**

General Description

BEAUTIFULLY LOCATED IN AN ELEVATED POSITION!
Detached 3 Bedroom bungalow, renovated throughout to a very high standard. Call us today to book a viewing....



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Property Description

BEAUTIFULLY LOCATED IN AN ELEVATED POSITION!

Detached 3 Bedroom fully furnished bungalow, renovated throughout to a very high standard. Property offers; Lounge, kitchen / diner, shower / wet room, utility room, 3 Bedrooms. Externally the property offers, lawn frontage with level ramped wheelchair access to the front balcony. Private driveway & parking space for two cars leading to the rear of the property & offering low maintenance rear garden. Property has newly fitted kitchen & shower room, and benefits from a complete renovation, also all access doors throughout the property benefit from extra wide door access. The current owner has also pre wired the rear for an electric vehicle. Glynneath has many local amenities, walking distance from local shops & amenities, beautiful rural walks & situated in 30 minutes from The Gower Peninsula & The Brecon Beacons National Park. Viewing is highly

recommended to appreciate property & location. Call us today to view.....

Entrance to the rear of the property via utility room (7' 2" x 4' 0") or (2.18m x 1.23m)

Entrance to utility room, wall & base fitted storage units, wash basin, plumbing for a washing machine, New boiler Door leading to.

Lounge (10' 1" x 9' 1") or (3.07m x 2.76m)

Window & bi foldable full length doors to the front of the lounge, opening on to a spacious balcony, with composite decked seating area, overlooking extensive panoramic mountainside views.

Kitchen/Diner (12' 10" x 10' 10") or (3.90m x 3.30m)

Window to the front, a range of newly fitted wall & base units, integrated fridge-freezer, double oven and microwave, dishwasher. Electric hob with extractor fan above, vertical

radiator and loft access, spot lights. Bowl & half sink unit, Laminate flooring.

Walk in shower / Wet Room (10' 10" x 4' 0") or (3.30m x 1.23m)

Frosted window to the rear, walk in shower area, hand basin with fitted vanity base units and low-level WC. Fully tiled walls & flooring, extractor fan and heated towel rail.

Bedroom One (12' 6" x 10' 1") or (3.80m x 3.07m)

Tilt and turn window to the front, wall mounted boxed consumer unit above door, radiator. Newly fitted carpets.

Bedroom Two (12' 6" x 9' 1") or (3.80m x 2.76m)

Tilt and turn window to the rear, radiator. Newly fitted carpets.

Bedroom Three (8' 11" x 4' 0") or (2.72m x 1.23m)

Tilt and window to the rear, radiator, floating shelf with hang rail, newly fitted carpet.

External

Private driveway with space for two cars leading to the rear of the property. Electric car charging fixture point. Lawn spacious frontage with level ramped access to accommodate disabled access. Leading to composite decked balcony seating area.

Enclosed low maintenance garden with Astroturf and slabbed patio area, spacious shed, wheelie bin storage area. surround spot lights around the property.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

C

