



**Glan Gwerylych  
Pontwalby  
Glynneath  
Neath  
Neath Port Talbot.**

Price **£495,000**



- IMPRESSIVE 5 BEDROOM DETACHED PROPERTY
- 3 RECEPTION ROOMS
- 4 ENSUITE'S & FAMILY BATHROOM
- LANDSCAPED GARDENS TO FRONT & REAR
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- PICTURESQUE LOCATION

**General Description**

**IMPRESSIVE DETACHED 5 BEDROOM PROPERTY!  
SPACIOUS FAMILY HOME!  
PICTURESQUE LOCATION!**

**A rare opportunity to acquire this unique & beautiful property, situated in a semi rural hamlet of Pontwalby.  
Call us today to book your viewing.....**

**EPC Rating: C69**



Viewing: **01639 646 926**

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

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

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**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](mailto:surveys@ctf-uk.com).



**Property Description**

We offer for sale, a rare & unique opportunity, to own this impressive property with beautiful architecture & spacious family home, The Coach House Pontwalby. The property is situated in a picturesque hamlet of Pontwalby, with beautiful mountainside views to the rear & many rural walks nearby, the old Brunel Viaduct is a lovely walk & on the doorstep. Also minutes away from Pontneathvaughn, the famous waterfalls for which the area is renowned, said to be the best in Great Britain. Dinas Rock, which offers climbing, gorge walking, caving. All attraction situated on the gateway of The Brecon Beacons National Park.

This property is situated in a beautiful rural setting & an impressive spacious accommodation, ideal for a growing family. Property has been renovated throughout to a very high standard with ample off road parking to the front of the property, landscaped grounds & plot to the front.

This is a unique opportunity which rarely comes to the market place! Viewing is highly recommended to appreciate this impressive property. Don't miss this opportunity, call Clee today to book your viewing.....

**Entrance To Kitchen (23' 06" x 15' 0") or (7.16m x 4.57m)**

Side entrance to the property, door to Kitchen / Breakfast room. Impressive spacious room, with windows to the front, a range of wall & base fitted units, double sink unit, integrated

fridge & freezer, dishwasher, free standing AGA, spotlights to the ceiling, partial tiled floor, radiator. This room & lounge also benefit from under floor heating. Opening to.

**Sun Room (12' 02" x 9' 05") or (3.71m x 2.87m)**

Roof windows, feature windows to rear and side, full length glass windows leading to...

**Lounge (24' 03" x 21' 0") or (7.39m x 6.40m)**

Windows and French doors open to rear garden, spot lights to ceiling, stone feature Inglenook fire place and tiled hearth, windows to side, staircase leading to first floor.

**Office/Bedroom (16' 10" x 15' 11" ) or (5.13m x 4.85m)**

Window to front and side, built in cabinets and draws, radiator, door access to front garden.

**Utility Room (10' 02" x 8' 11") or (3.10m x 2.72m)**

Wall and base units with work tops over, plumbing for washing machine, space for tumble dryer, storage cupboard, additional storage cupboard gas central housing boiler, part tiled walls, tiled flooring.

**En-Suite Shower Room (6' 05" x 8' 10") or (1.96m x 2.69m)**

Window to front, shower area, vanity wash hand basin, WC, spot lights to ceiling, part tiled walls, tiled flooring, radiator.

**1st Floor Landing (6' 00" x 19' 02" ) or (1.83m x 5.84m)**

Roof windows, spot lights to ceiling, radiator, storage cupboard.

**Bedroom (8' 00" x 15' 06" ) or (2.44m x 4.72m)**

Window to front, radiator.

**Bathroom (5' 05" x 9' 0") or (1.65m x 2.74m)**

Frosted window to side, panelled bath, hand basin, WC, heated towel rail, spot lights to ceiling, part tiles walls.

**Bedroom (9' 07" x 13' 04" ) or (2.92m x 4.06m)**

Window to rear, radiator.

**Master Bedroom (9' 10" x 14' 02" ) or (3.00m x 4.32m)**

Window to front, radiators, alcove, beam to ceiling.

**Dressing Room (7' 04" x 8' 00" ) or (2.24m x 2.44m)**

Shelves and hanging area.

**Bathroom/En-Suite (9' 03" x 10' 06" ) or (2.82m x 3.20m)**

Frosted window to front, panelled bath, shower cubicle, WC, his and hers vanity wash hand basin, part tiled walls, radiator, beamed ceiling.

**Bedroom (16' 00" x 10' 01" ) or (4.88m x 3.07m)**

Window to side, rear and roof windows, built in wardrobes, radiator.

**En Suite Bathroom (5' 07" x 9' 10") or (1.70m x 3.00m)**

Window to side, roof window, panelled bath, wash hand basin, WC, shower cubicle, part tiled walls, heated towel rail.

**Bedroom (14' 06" x 11' 06" ) or (4.42m x 3.51m)**

Window to rear, roof windows, spot lights to ceiling, radiator.

**En-Suite Shower Room (6' 07" x 11' 06" ) or (2.01m x 3.51m)**

Roof window, shower area, vanity wash hand basin, part tiled walls, heated towel rail.

**External**

Spacious lawn frontage with off road parking area for several vehicles to the side of the property. Gated side access to the rear garden, benefiting from paved seating area, & spacious lawn with mature shrubs.

There is also a plot situated opposite the coach house, enclosed with hedges & stream.

**Services**

Mains gas, mains water, mains electricity, mains drainage

**Tenure**

Freehold

