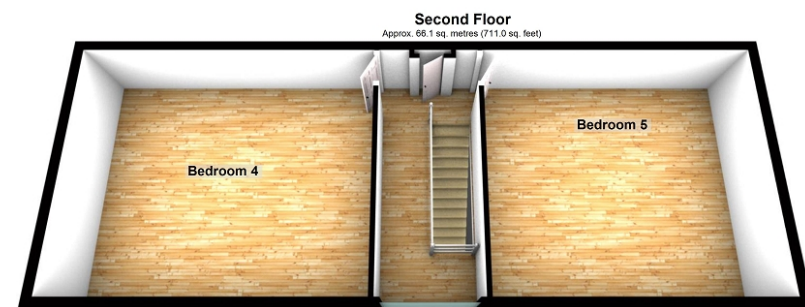
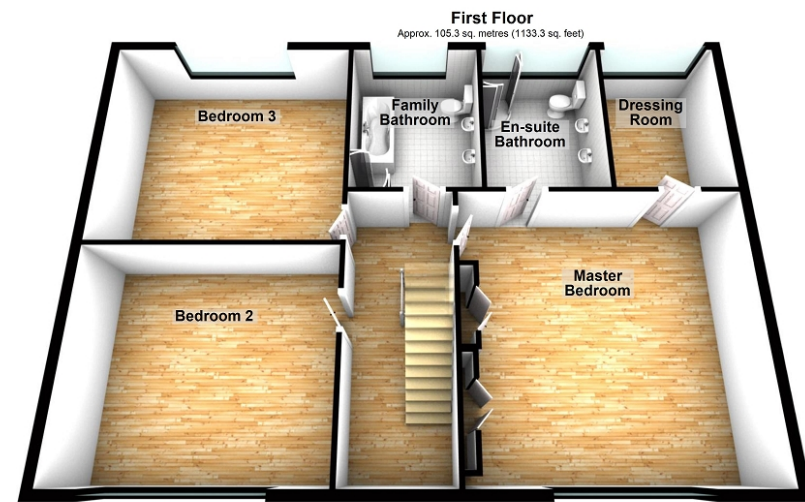


Total area: approx. 299.2 sq. metres (3220.3 sq. feet)



**Ashmere Drive
Pont Nedd Fechan
Neath
Neath Port Talbot.**

Price **£405,000**



- EXECUTIVE DETACHED PROPERTY
- 5 BEDROOMS ENSUITE TO MAIN
- 2 RECEPTION ROOM
- KITCHEN / BREAKFAST ROOM
- UTILITY & CLOAKROOM
- DOUBLE INTEGRAL GARAGE
- AMPLE PARKING AREA
- VIEWS OF THE RIVER MELLTE & OPEN FIELDS
- WELL PRESENTED SPACIOUS FAMILY HOME
- COUNCIL TAX BAND D

General Description

IMMACULATELY PRESENTED 5 BEDROOM SPACIOUS FAMILY HOME!
Situated in a quiet cul-de-sac in Pontneathvaughn. Call us today to view this beautiful property.

EPC Rating: B86

Viewing: **01639 646 926**

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

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

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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

IMMACULATELY PRESENTED 5 BEDROOM SPACIOUS FAMILY HOME!

Situated in a quiet cul-de-sac in Pontneathvaughan.

Property offers; Entrance to hallway, lounge, kitchen / breakfast room, conservatory, utility & cloakroom to the ground floor. Master bedroom with ensuite & walk in wardrobe, 2 double bedrooms & family bathroom to the 1st floor, 2 Double bedrooms to the 2nd floor. Externally the property offers a low maintenance rear garden benefiting from, paved seating area with loose stone & mature shrub borders, overlooking the River Mellte & open fields. Property also benefits from solar panel & harvesting water pump system. Pontneathvaughan is a beautiful location offering many tourist attractions & a gateway to The Brecon Beacons National Park. The property also sits within 30 minutes of the Gower Peninsula, this is truly is a property not to be missed! Ideal for a growing family or multi generational living. Viewing is highly recommended to appreciate this beautiful home & popular location. Call us today to view.....

Entrance Hallway (16' 09" x 6' 06") or (5.11m x 1.98m)

Entrance via half glazed PVC door to spacious hallway. Staircase leading to the 1st floor, under floor heating to the ground floor, wood effect tiled flooring, spotlights to the ceiling. Hive positioned in every room. Doors leading to.

Lounge (16' 09" x 15' 08") or (5.11m x 4.78m)

Bay window to the front, wood effect tiled flooring, spotlights to the ceiling.

Bay window to the front, wood effect tiled flooring, spotlights to the ceiling.

Kitchen / Breakfast Room (27' 09" x 11' 00") or (8.46m x 3.35m)

Windows & French doors opening to the rear garden. A range of wall & base fitted units, free standing island with gas hob & extractor fan above with additional storage & integrated fridge. Electric double oven, with integrated microwave & dishwasher. Spotlights to the ceiling, storage cupboard housing security monitor & under floor heating settings. Free standing Lincar, wood burning cooker with cast iron cook top & offers secondary heat source for the property.

Utility Room (11' 01" x 8' 10") or (3.38m x 2.69m)

Window to the rear, sink unit with wall & base fitted units. Enclosed wall mounted gas central heating boiler, space for fridge freezer, spotlights to the ceiling. Door to access the rear garden & garage.

Cloakroom/W.C. (7' 06" x 3' 05") or (2.29m x 1.04m)

Frosted window to the rear, low-level WC, vanity hand basin, tiled flooring, fitted storage cupboard.

Conservatory (14' 02" x 11' 08") or (4.32m x 3.56m)

Dwarf wall conservatory with windows to the front & side. Wood effect tiled flooring, spotlights to the ceiling. French doors opening to the rear garden.

First Floor Accommodation (13' 05" x 6' 06") or (4.09m x 1.98m)

Landing area, window to the front, staircase leading to the 2nd floor. Spotlights to the ceiling, radiator. Doors leading to.

Master Bedroom (17' 06" x 17' 05") or (5.33m x 5.31m)

Window to the front, built in wardrobes & fitted draws, radiator.

Dressing Room (10' 06" x 7' 07") or (3.20m x 2.31m)

Frosted window to the rear, radiator.

En-Suite (10' 05" x 7' 09") or (3.18m x 2.36m)

Frosted window to the rear, Insignia power & jet shower cubicle, his & hers vanity hand basin, low-level WC, spotlights to the ceiling, tiled flooring, airing cupboard, radiator.

Family Bathroom (10' 07" x 8' 04") or (3.23m x 2.54m)

Frosted window to the rear, free standing bath, Insignia power & jet shower cubicle, Mr & Mrs vanity hand basin, fitted storage cupboard, partially tiled walls & flooring.

Bedroom Two (15' 07" x 13' 10") or (4.75m x 4.22m)

Window to the front, built in wardrobes, spotlights to the ceiling, radiator.

Bedroom Three (15' 07" x 14' 01") or (4.75m x 4.29m)

Window to the rear, built in wardrobe, spotlights to the ceiling, radiator.

Second Floor Accommodation (11' 09" x 2' 10") or (3.58m x 0.86m)

Roof window to the front, storage cupboard. Doors leading to.

Bedroom Four (19' 03" x 16' 02") or (5.87m x 4.93m)

Two roof windows, spotlights to the ceiling, radiator.

Bedroom Five (17' 07" x 16' 02") or (5.36m x 4.93m)

Two roof windows to the rear, eaves for storage, spotlights to the ceiling, radiator. Fitted projector.

External

Double garage to the front of the property, with side gated access to park approximately 6 vehicles.

Spacious low maintenance rear garden, benefiting from patio seating area with loose stone borders, overlooking the River Mellte & open fields. Leading to gravelled side garden with Harvesting Water Pump System. Gated access to raised vegetable plot, plum & pear trees, with further patio seating area.

Outbuilding 24' x 10'11

Door to the front to access, window to the side, radiator.

Double Garage (17' 06" x 16' 09") or (5.33m x 5.11m)

Remote up & over door, power & lighting, spotlights to the ceiling. Integral access to the utility room.

Services

Mains drainage, mains gas, mains electricity, mains water

Tenure

Freehold

