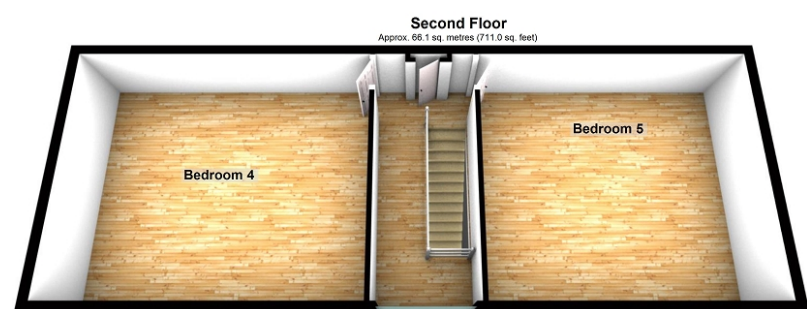
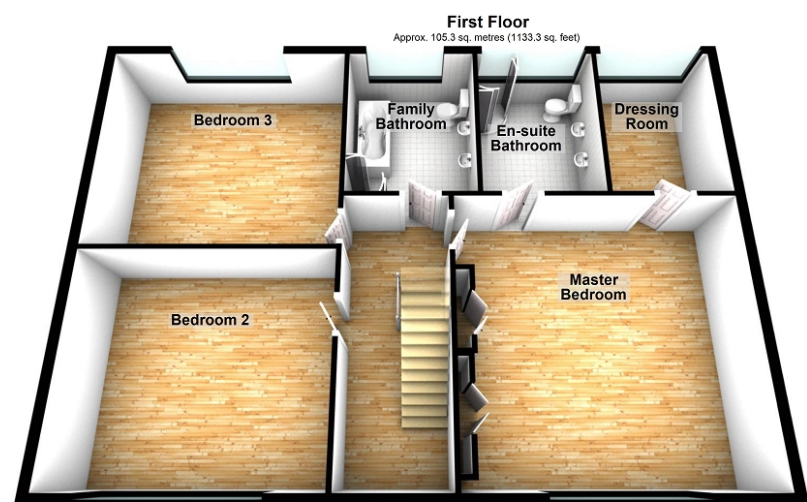


Total area: approx. 299.2 sq. metres (3220.3 sq. feet)



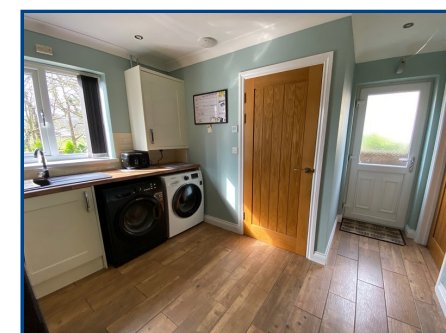
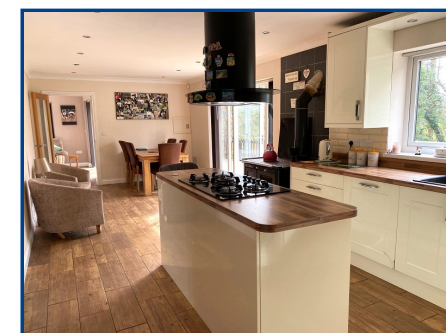
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Price **£399,995**



- EXECUTIVE DETACHED PROPERTY
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- 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



Viewing: **01639 646 926**

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

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

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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

Tel: **01639 646 926**

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

Web: **www.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.

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)

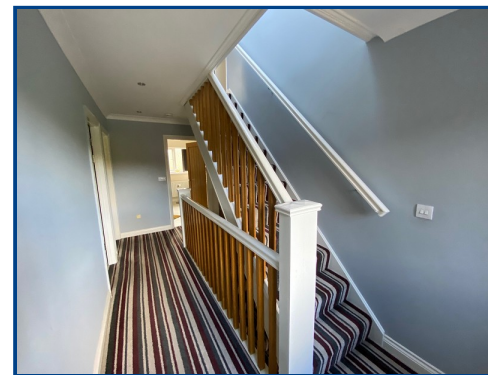
Window to the front, built in wardrobes, spotlights to the ceiling, radiator.

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 graveled 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