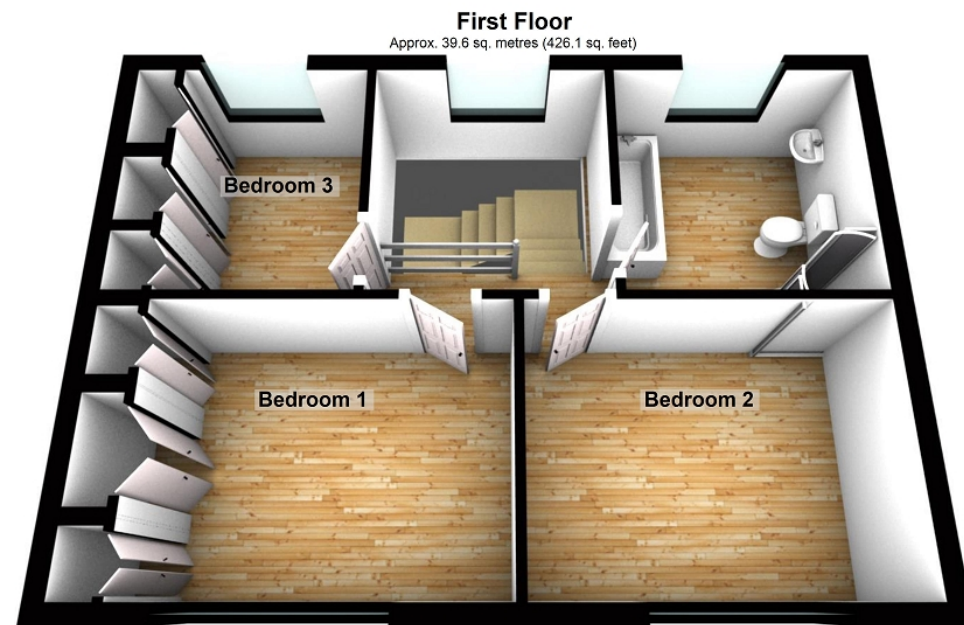


Total area: approx. 94.4 sq. metres (1016.0 sq. feet)



**Pontneathvaughan Road
Glynneath
Neath
Neath Port Talbot.**

Price **£235,000**



- SEMI DETACHED DOUBLE FRONTED PROPERTY
- 3 BEDROOMS
- LOUNGE LEADING TO CONSERVATORY
- KITCHEN / DINER
- FAMILY BATHROOM
- OFF ROAD PARKING LEADING TO GARAGE
- FURTHER POTENTIAL TO DEVELOP
- EXTENSIVE VIEWS FROM THE PATIO
- IDEAL FIRST PURCHASE
- COUNCIL TAX BAND C



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.

General Description

IT'S ALL ABOUT THE LOCATION!

This double fronted semi detached property sits in an elevated position, with mountainside views available from the front & rear patio.

Call us today to book your viewing.....

Pontneathvaughan Road, Glynneath, Neath, Neath Port Talbot.

Property Description

IT'S ALL ABOUT THE LOCATION!

This double fronted semi detached property sits in an elevated position, with mountainside views available from the front & rear patio.

Property offers; Entrance to porch, hallway with open aspect to lounge, conservatory, kitchen / diner to the ground floor. 3 Bedrooms & family bathroom to the 1st floor. Externally the property offers, low maintenance frontage & seating area, with spacious garden to the rear, benefiting from decked seating area & lawn, ideal for a growing family. Property also benefits from single garage to the rear with ample room to develop for additional parking, or even a summer house with bar? The choice is yours!! Glynneath has many local amenities, local schools, shops, restaurants & take away's, beautiful rural walks & many tourist attractions nearby with Sgwd Gladys Waterfalls & the Dinas Rock to name a few. Property is also situated 30 minutes from The Brecon Beacons National Park & The Gower Peninsula. Viewing is highly recommended to appreciate this beautiful property & location. Call us today to book your viewing.....

Porch (3' 10" x 2' 10") or (1.17m x 0.86m)

Entrance to porch, cloaks area, with wall mounted electric meter.

Hallway (14' 02" x 3' 09") or (4.32m x 1.14m)

Staircase leading to the 1st floor. Open aspect to lounge.

Lounge (17' 09" x 9' 10") or (5.41m x 3.00m)

Window to the front, feature fireplace with inset gas fire, radiators. Opening to.

Conservatory (10' 00" x 9' 03") or (3.05m x 2.82m)

French doors opening to the side, giving access to the rear garden. Laminated flooring, vertical radiator.

Kitchen/Diner (17' 02" x 9' 05" x 6' 10") or (5.23m x 2.87m x 2.08m)

Window to the front, window & door opening to the rear garden. A range of wall & base fitted units with work top over, bowl & half sink unit, gas hob with extractor fan above. Under stairs storage cupboard housing gas central heating boiler, radiator.

First Floor Accomodation (8' 05" x 6' 02") or (2.57m x 1.88m)

Window to the rear, attic entrance. Doors leading to.

Bedroom One (13' 02" x 9' 02") or (4.01m x 2.79m)

Window to the front, built in wardrobes, radiator.

Pontneathvaughan Road, Glynneath, Neath, Neath Port Talbot.

Bedroom Two (10' 05" x 9' 04") or (3.18m x 2.84m)

Window to the front, radiator.

Bedroom Three (8' 03" x 8' 01") or (2.51m x 2.46m)

Window to the rear, built in wardrobes, radiator.

Family Bathroom (8' 03" x 7' 01") or (2.51m x 2.16m)

Frosted window to the rear, panelled bath, shower cubicle, vanity hand basin, low-level WC, partial panelled walls, radiator. Fitted mirror with lighting & storage.

Attic Room (14' 04" x 9' 03") or (4.37m x 2.82m)

Roof window to the rear, boarded with lighting. Ideal space to be converted to an additional room, if planning approval was approved.

External

Low maintenance frontage with artificial grass & palm tree, leading to paved seating area to the front benefiting from mountainside views. Side gated access to the rear garden.

Slightly elevated rear garden offering spacious decked seating area, with equally spacious lawn, ideal for a growing family. Leading to further seating area with the most

amazing extensive views. Single garage, with ample room for further potential for a summer house / bar.

Outbuilding /Utility (7' 07" x 6' 11") or (2.31m x 2.11m)

Window to the side, base fitted unit & sink with work top over, plumbing for a washing machine, space for a tumble dryer. Shelved walls & tiled flooring.

Cloakroom/W.C. (3' 06" x 2' 09") or (1.07m x 0.84m)

Frosted window to the side, low-level WC.

Garage (16' 10" x 13' 07") or (5.13m x 4.14m)

Windows to the side, remote electric door & lighting. Ample room for additional parking, or possibly build a summerhouse & bar.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

