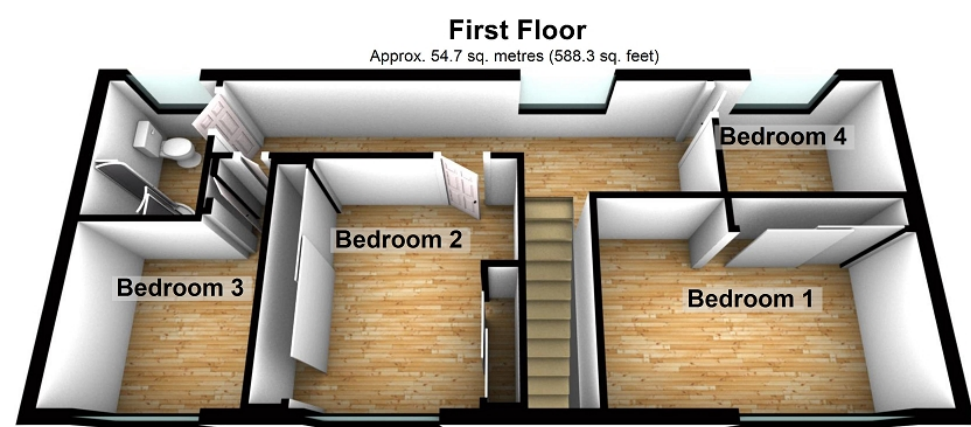
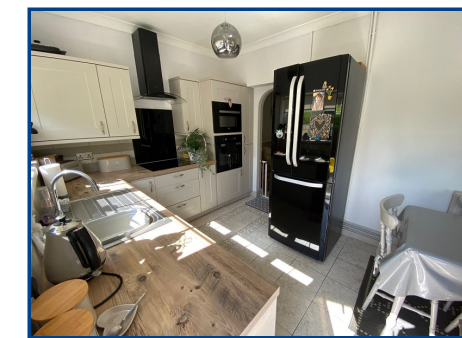


Total area: approx. 102.4 sq. metres (1102.4 sq. feet)



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

Price **£299,950**



- DETACHED PROPERTY
- 4 BEDROOMS
- 2 RECEPTIONS ROOMS
- KITCHEN / DINER
- SPACIOUS FAMILY HOME
- PICTURESQUE LOCATION
- NO CHAIN

**General Description**

**BEAUTIFUL FAMILY HOME!**  
Detached 4 Bedroom property, situated in the picturesque location of Pontneathvaughn.  
Call us today to book your viewing.....



Viewing: **01639 646 926**

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

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

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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

BEAUTIFUL FAMILY HOME!

Detached 4 Bedroom property, situated in the picturesque location of Pontneathvaughn.

Property offers; Entrance Hallway, 2 Reception rooms, kitchen / diner to the ground floor. 4 Bedrooms & shower room to the 1st floor. Externally the property offers a front & side garden, with elevated garden to the rear. The property is well presented throughout & benefits from gas central heating & double glazing. Pontneathvaughn is the gateway to The Brecon Beacons National Park with many tourist attractions nearby, the famous Sgwd Gladys Waterfalls & Dinas Rock to name a few. Also conveniently situated within 30 minutes of The Gower Peninsula. Viewing is highly recommended to appreciate this beautiful property & location, call us today to book your viewing appointment.

### Entrance Hallway (13' 05" x 2' 11") or (4.09m x 0.89m)

Entrance to hallway, staircase leading to the 1st floor, laminated flooring. Doors leading to.

### Sitting Room (15' 00" x 10' 08" ) or (4.57m x 3.25m)

Window to the front, wooden fire surround with open feature fireplace on tiled hearth, laminated flooring, radiator.

### Lounge (15' 00" x 11' 06" ) or (4.57m x 3.51m)

Window to the front, wooden fire surround with free standing gas fire, with back boiler, operating the central heating system, storage cupboard, radiator.

### Kitchen/Diner (15' 04" x 8' 04") or (4.67m x 2.54m)

A range of wall & base fitted units with work top over, electric hob with extractor fan above, double oven.

Plumbing for a washing machine, tiled for splash back, tiled flooring, radiator. Patio doors opening to the front garden, window & door to the side giving access to the patio area.

### First Floor Accommodation (12' 04" x 8' 10" x 5' 7") or (3.76m x 2.69m x 1.70m)

Frosted window to the rear, solid oak wood flooring, radiator. Doors leading to.

### Bedroom One (14' 03" x 9' 03" ) or (4.34m x 2.82m)

Window to the front, built in wardrobes, picture rails, radiator.

### Bedroom Two (11' 10" x 11' 0") or (3.61m x 3.35m)

Window to the front, built in wardrobes, radiator.

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

Window to the front, attic entrance.

### Bedroom Four (8' 01" x 5' 10" ) or (2.46m x 1.78m)

Window to the rear, laminated flooring, attic entrance, radiator.

### External

Beautiful frontage with mature shrubs, lawn & flower beds with paved pathway leading to the property entrance.

Side patio seating are benefiting from two timber shed with power. Steps leading to further seating area & lawn. External lighting & water supply.

### Services

Mains electricity, mains water, mains gas, cess pit

### Tenure

Freehold

### Council Tax

C

