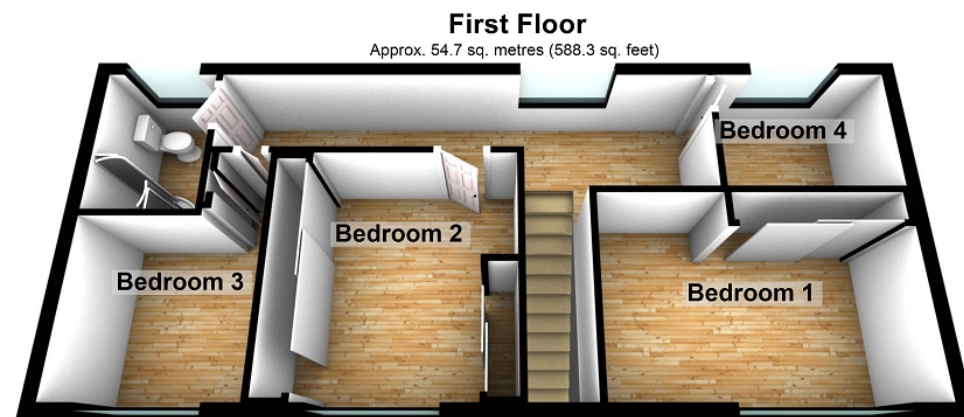


Total area: approx. 102.4 sq. metres (1102.4 sq. feet)



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

Offers In Region Of **£270,000**



- 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.....

**EPC Rating: E48**



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

## Pontneathvaughan Road, Glynneath, Neath, Neath Port Talbot.

### 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 a 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

## Pontneathvaughan Road, Glynneath, Neath, Neath Port Talbot.

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

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