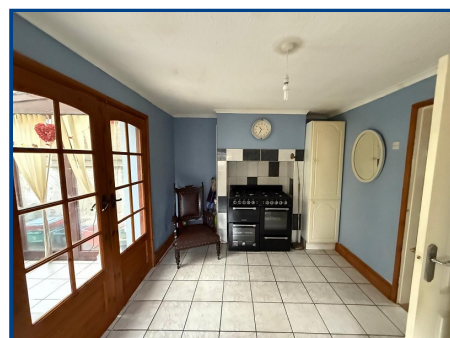
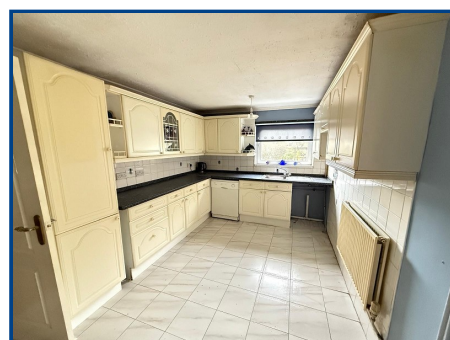
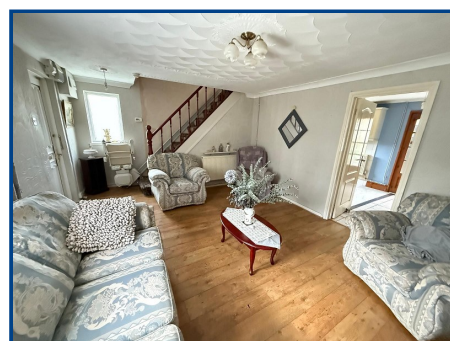


**Min Yr Awel
Pont Nedd Fechan
Neath
Neath Port Talbot.**

Price £170,000



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- LOUNGE
- KITCHEN / DINER
- CONSERVATORY
- SPACIOUS DRIVEWAY LEADING TO GARAGE
- NO CHAIN
- REQUIRES MODERNISING THROUGHOUT



General Description

POPULAR LOCATION!

Semi detached 3 Bedroom property, situated in Min Yr Awel Pontneathvaughan. Quiet semi rural location, call us today to book your viewing....

Min Yr Awel, Pont Nedd Fechan, Neath, Neath Port Talbot.

Property Description

POPULAR LOCATION!

Semi detached 3 Bedroom property, situated in Min Yr Awel Pontneathvaughan. Property offers; Entrance to lounge, kitchen/diner & conservatory to the ground floor. 3 Bedrooms & family bathroom to the 1st floor. Externally the property offers, spacious driveway leading to single garage with enclosed lawn garden. Pontneathvaughan 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 30 minutes from The Gower Peninsula. Viewing is highly recommended to appreciate this beautiful property & location. Call us today to book your viewing appointment.

Entrance to Lounge (18' 10" x 12' 06") or (5.74m x 3.81m)

Window to the front & side, brick feature fireplace on tiled hearth. Staircase leading to the 1st floor, wall mounted electric meter, radiators.

Kitchen/Diner (18' 10" x 9' 05") or (5.74m x 2.87m)

Window to the side, wall & base fitted units with work top over, sink unit, plumbing for a washing machine & dishwasher. Tiled for splash back, tiled flooring, radiator. Double doors giving access to.

Conservatory (9' 01" x 8' 03") or (2.77m x 2.51m)

Tiled flooring, radiator. Door opening on to the rear garden.

First Floor Accommodation (6' 09" x 6' 02") or (2.06m x 1.88m)

Window to the side, attic entrance partially boarded with pull down ladder. Doors leading to.

Bedroom 1 (11' 11" x 9' 04") or (3.63m x 2.84m)

Window to the rear, storage cupboard housing gas central heating boiler, radiator.

Bedroom 2 (12' 07" x 9' 11") or (3.84m x 3.02m)

Window to the front, radiator.

Bedroom 3 (8' 11" x 8' 07") or (2.72m x 2.62m)

Window to the front, radiator.

Shower Room & WC (6' 06" x 5' 09") or (1.98m x 1.75m)

Frosted window to the rear, walk in shower area, low-level WC, wall mounted hand basin, panelled walls, radiator.

External

Enclosed lawn rear garden. Spacious driveway leading to single garage.

Garage (20' 04" x 15' 00") or (6.20m x 4.57m)

Up & over door with power & lighting.

Tenure

Freehold

Council Tax

B



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 mis-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.