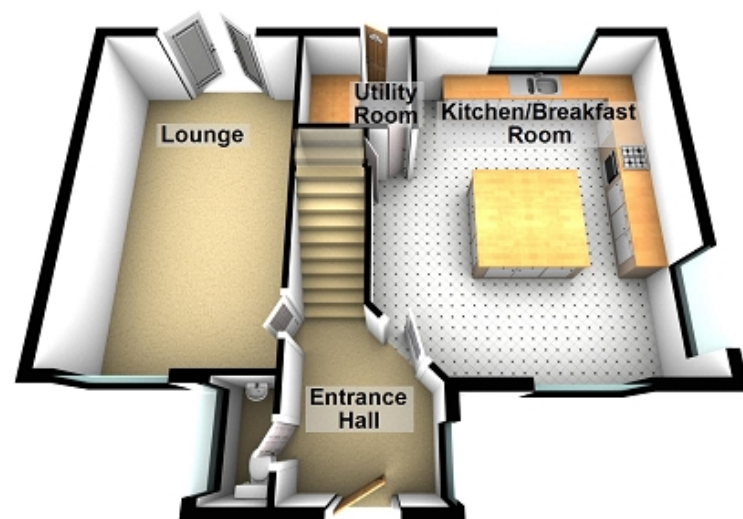
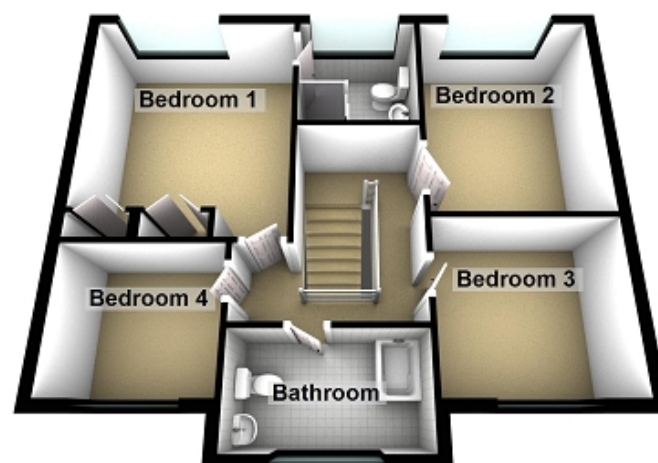


Ground Floor

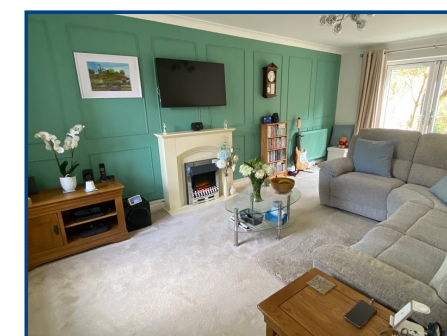


First Floor



Ynys Y Nos Glynneath Neath Neath Port Talbot.

Price **£290,000**

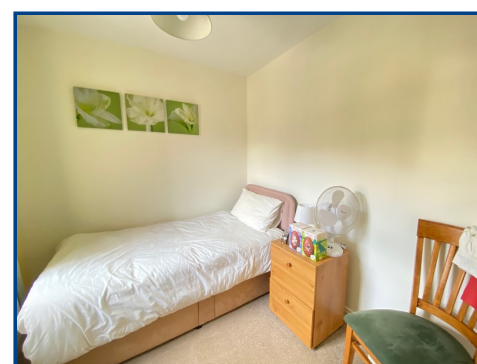
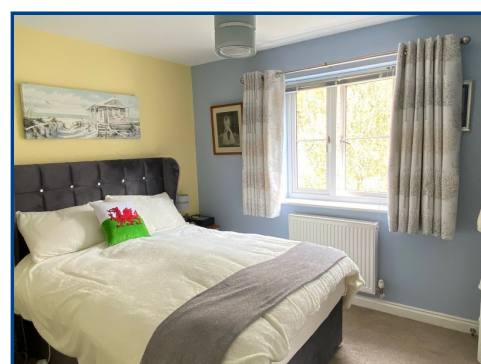


- DETACHED PROPERTY
- 4 BEDROOMS ENSUITE TO MAIN
- KITCHEN / BREAKFAST ROOM & UTILITY
- LOUNGE WITH FRENCH DOORS TO REAR GARDEN
- ENCLOSED PRIVATE REAR GARDEN
- DRIVEWAY LEADING TO GARAGE
- IDEAL FAMILY HOME
- CUL-DE-SAC LOCATION

General Description

A stunning detached property in the idyllic village of Pontwalby Glynneath is now available for sale. This spacious home boasts four bedrooms, including an en-suite to the main bedroom, a family bathroom, and a cloakroom. The property is in excellent condition and features an enclosed beautiful rear garden, perfect for outdoor entertaining or simply relaxing in the sunshine. Call us today to book your viewing....

EPC Rating: C78



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.

Tel: **01639 646 926**

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

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

Property Description

Introducing this exquisite detached property, boasting four spacious bedrooms and an impressive en suite to the main bedroom, as well as a family bathroom and cloakroom. Situated in the charming village of Pontwalby Glynneath, this stunning residence is in excellent condition and offers a beautiful enclosed rear garden perfect for relaxing or entertaining guests.

Nestled in a semi rural location, this property is ideal for those seeking peace and tranquillity while still being within easy reach of local amenities. Enjoy leisurely walks through the picturesque surroundings and take in the beauty of the natural landscape.

Additionally, the property features a driveway for two vehicles leading to a garage, providing ample parking space for residents and visitors alike. With its convenient location and desirable features, this property is sure to attract those looking for a comfortable and luxurious living space.

Don't miss out on the opportunity to view this impressive property in person. Contact us today to arrange a viewing and discover the beauty and charm of Pontwalby Glynneath.

Entrance Hall (8' 08" x 7' 03") or (2.64m x 2.21m)

Entrance via newly fitted PVC half glazed door to hallway, window to the side benefiting from the natural sunlight, laminated flooring, radiator. Doors leading to.

Cloakroom (5' 05" x 2' 11") or (1.65m x 0.89m)

Frosted window to the side, low-level WC, vanity hand basin, partially tiled walls, vinyl flooring, radiator.

Lounge (19' 02" x 11' 0") or (5.84m x 3.35m)

Window to the front, French doors opening on to the rear garden. Feature fire surround with inset electric fire, radiators. Faux wall panelling on a feature wall, adding an elegant touch.

Kitchen / Breakfast Room (19' 03" x 12' 09") or (5.87m x 3.89m)

A newly fitted kitchen benefiting from a range of wall & base fitted unit, bowl & half sink unit with work top over, gas hob with extractor fan above, electric oven, integrated freezer & dishwasher. Free standing island with additional cupboard's & space for freezer. Window to the front, side & rear, laminated flooring, spotlights to the ceiling, radiators. Storage cupboard.

Utility Room (5' 07" x 5' 06") or (1.70m x 1.68m)

Wall & base fitted units, space for a tumble dryer. Wall mounted gas central heating boiler, fitted only 18 months old. Tiled for splash back, tiled flooring. Door access to the rear garden.

First Floor Accomodation (13' 01" x 6' 05") or (3.99m x 1.96m)

Spacious landing area, attic entrance, airing cupboard. Doors leading to.

Master Bedroom (11' 07" x 11' 03") or (3.53m x 3.43m)

Window to the rear, built in wardrobes, radiator.

En-Suite (6' 04" x 5' 10") or (1.93m x 1.78m)

Frosted window to the rear, shower cubicle, vanity hand basin, low-level WC, partial panelled walls, vinyl flooring, heated towel rail.

Bedroom 2 (11' 08" x 9' 06") or (3.56m x 2.90m)

Window to the rear, radiator.

Bedroom 3 (9' 06" x 7' 05") or (2.90m x 2.26m)

Window to the front, radiator.

Bedroom 4 (7' 11" x 7' 05") or (2.41m x 2.26m)

Window to the front, radiator.

Family Bathroom (9' 07" x 5' 06") or (2.92m x 1.68m)

Frosted window to the front, panelled bath with shower over, vanity hand basin, low-level WC, tiled walls, vinyl flooring, radiator.

External

Low maintenance lawn garden to the side with mature shrubs. Driveway parking for two vehicles leading to single garage. Side gated access to the rear garden.

Enclosed private rear garden benefiting from lawn with mature shrubs borders, paved seating area, timber shed.

Agents Note

Property has recently been modernised throughout. All improvements will be advised on a viewing appointment.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

D

