

**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**

**12 Offices Across South Wales**

**Glan Gwrelych  
Pontwalby  
Glynneath  
Neath  
Neath Port Talbot.**

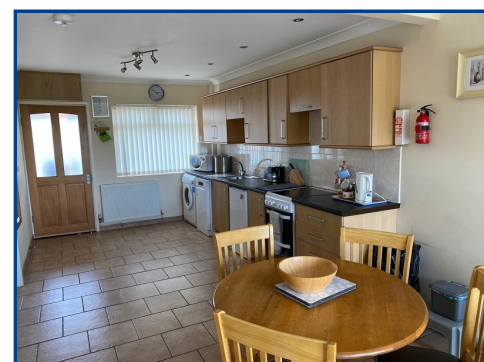
**Price £210,000**



- **DETACHED BUNGALOW**
- **2 BEDROOMS**
- **OPEN PLAN KITCHEN TO LOUNGE**
- **WELL PRESENTED THROUGHOUT**
- **DRIVEWAY LEADING TO SINGLE GARAGE**
- **MOUNTAINSIDE VIEWS**
- **CURRENTLY USED AS AIR B&B**
- **NO CHAIN**

## General Description

**Introducing this idyllic detached bungalow nestled in the picturesque village of Pontwalby, located in the stunning Neath Valley. Currently operating as a successful AIR B&B, this charming property offers two cosy bedrooms and a well-presented bathroom, making it the perfect retreat for visitors or a peaceful home for yourself. Call us today to experience for yourself 01639 646926**



Viewing: **01639 646 926**

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

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

### Important notice

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### 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).

**Tel: 01639 646 926**

**Email: [neath@ctf-uk.com](mailto:neath@ctf-uk.com)**

**Web: [www.ctf-uk.com](http://www.ctf-uk.com)**



Property Description

Introducing this charming detached bungalow in the picturesque setting of Pontwalby, Neath Valley. Currently operating as an AIR B&B, this property offers 2 bedrooms, 1 bathroom, and is presented in immaculate condition throughout.

Boasting a tranquil location, this property benefits from a driveway leading to a single garage for convenient parking. Additionally, the seated rear balcony offers stunning mountainside views, perfect for relaxation or entertaining.

Situated in the heart of Neath Valley, Pontwalby provides a peaceful escape from the hustle and bustle of everyday life. Nearby points of interest include beautiful walking trails, Sgwd Gwladys Waterfalls, scenic views of the surrounding countryside, and easy access to a variety of outdoor recreational

activities.

Don't miss out on the opportunity to view this delightful property in person. Contact us now to arrange a viewing and experience the beauty and serenity of Pontwalby for yourself.

Porch (6' 07" x 4' 0") or (2.01m x 1.22m)

Entrance to Porch, tiled flooring.

Open Plan Kitchen / Breakfast Room / Living Room

Kitchen/Dining Room (18' 05" x 9' 08") or (5.61m x 2.95m)

Window to the front, Wall & base fitted units with work top over, sink unit. Plumbing for a washing machine & dishwasher, electric cooker point with extractor fan above, space for fridge. Tiled flooring, spotlights to the ceiling, radiator. Open aspect to.

Living Room (15' 11" x 10' 02" ) or (4.85m x 3.10m)

Tiled flooring, radiators, door access to the side garden. Patio doors opening on to the balcony seating area, benefiting from beautiful mountainside views.

Bedroom 1 (10' 01" x 9' 03" ) or (3.07m x 2.82m)

Window to the front, radiator.

Bedroom 2 (10' 00" x 7' 05" ) or (3.05m x 2.26m)

Window to the side, radiator.

Inner Hall (2' 09" x 2' 08" ) or (0.84m x 0.81m)

Tiled flooring, storage cupboard housing gas central heating boiler.

Bathroom (7' 05" x 7' 02" ) or (2.26m x 2.18m)

Frosted window to the side, panelled bath with screen & shower over, hand basin, low-level WC. Fully tiled walls & flooring, radiator.

External

Low maintenance frontage, paved with loose stone & mature shrubs. Driveway leading to single garage, with side access both sides to the rear garden.

Enclosed garden with balcony seating area, with beautiful mountainside views. Further garden with mature shrubs & loose stone side garden.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

