

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

Price **£280,000**



- SEMI DETACHED PROPERTY
- 3 BEDROOMS + ATTIC ROOM
- LOUNGE LEADING TO SITTING ROOM
- DINING ROOM LEADING TO CONSERVATORY
- KITCHEN / BREAKFAST ROOM + UTILITY
- QUIET SEMI RURAL LOCATION
- OFF ROAD PARKING FOR 2/3 VEHICLES
- SPACIOUS FRONT & REAR GARDEN
- IDEAL FAMILY HOME
- NO CHAIN

General Description

Situated in the picturesque Pontwalby area of the Neath Valley, this extended semi-detached property offers a superb opportunity for those seeking a spacious family home in a naturally beautiful setting. An opportunity not to be missed, call us today to schedule your viewing appointment.



Viewing: **01639 646 926**

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

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

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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.

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Property Description

Nestled in the picturesque Pontwalby area of the Neath Valley, this well-presented extended semi-detached property offers an outstanding opportunity for families and professionals alike. Boasting three generously sized bedrooms and a contemporary first-floor bathroom, this wonderful home benefits from ample space and thoughtful design throughout.

Upon arrival, you are greeted by a spacious frontage, complete with a well-maintained lawn, creating an inviting first impression. To the rear, a low-maintenance garden provides a tranquil setting, perfect for relaxing or entertaining outdoors. The property also offers highly desirable off-road parking, comfortably accommodating two to three vehicles.

Inside, the home is enhanced by three versatile reception rooms, providing ample space for both everyday living and entertaining guests. Each room is tastefully decorated and flooded with natural light, ensuring a warm and welcoming atmosphere.

Set in a sought-after location, this property places some of South Wales's most stunning natural attractions within easy reach. The scenic Sgwd Gwladys Falls, with its beautiful woodland walks and cascading waterfalls, is a stone's throw away. For adventures further afield, the breath-taking Brecon Beacons and the stunning Gower Peninsula can be reached by car in just a short drive, offering

exceptional opportunities for hiking, exploring, and seaside escapes.

Offering a superb blend of space, style, and access to nature, this home presents a rare find in the heart of the Neath Valley. Arrange a viewing today to experience all the possibilities this exceptional property has to offer.

Entrance Porch (4' 05" x 3' 04") or (1.35m x 1.02m)

Entrance to Porch, ornate floor tiles, partially tiled walls. Door leading to.

Hallway (17' 02" x 6' 02" x 3' 3") or (5.23m x 1.88m x 0.99m)

Staircase leading to the 1st floor, original red quarry tiles, radiator. Doors leading to.

Lounge (11' 01" x 9' 10") or (3.38m x 3.00m)

French doors opening to the front, raised level with wood flooring. Opening to.

Sitting Room (12' 00" x 9' 03") or (3.66m x 2.82m)

Brick feature fireplace with ornamental fire on stone hearth, radiator.

Kitchen / Breakfast Room (15' 01" x 9' 01") or (4.60m x 2.77m)

Window to the front & rear. A range of wall & base fitted units with worktops over, bowl & half sink unit, space for cooking range. Tiled for splash back, tiled flooring. Beamed ceilings.

Dining Room (15' 01" x 10' 03") or (4.60m x 3.12m)

Wooden fire surround with feature open fire area, beamed ceilings. Open serving hatch to the kitchen. Laminated flooring. Leading to.

Conservatory (10' 00" x 9' 03") or (3.05m x 2.82m)

French doors opening to the side, giving access to the rear garden, laminated flooring.

Utility Room (7' 02" x 6' 05") or (2.18m x 1.96m)

Free standing oil central heating boiler, tiled flooring. Door access to the rear garden.

First Floor Accommodation. (15' 10" x 10' 02" x 5' 10") or (4.83m x 3.10m x 1.78m)

Staircase leading to the 2nd floor. Doors leading to.

Family Bathroom (9' 01" x 11' 03") or (2.77m x 3.43m)

Frosted window to the rear, free standing bath with shower over, hand basin, high level tradition WC, storage cupboard, radiator.

Bedroom 1 (16' 00" x 10' 05") or (4.88m x 3.18m)

Windows to the front, radiator.

Bedroom 2 (12' 01" x 11' 03") or (3.68m x 3.43m)

Window to the front & rear, radiator.

Bedroom 3 (12' 00" x 9' 08") or (3.66m x 2.95m)

Window to the side, radiator.

Attic Room (16' 06" x 14' 01") or (5.03m x 4.29m)

Roof window to the front, eaves for storage.

External

Spacious lawn frontage with loose stone area, mature shrubs leading to side paved seating area. Enclosed rear garden with loose stone & further paved seating area. Off road parking for approximately 2/3 vehicles. Oil tank.

Services

Mains drainage, mains water, mains electricity, oil central heating

Tenure

Freehold

Council Tax

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