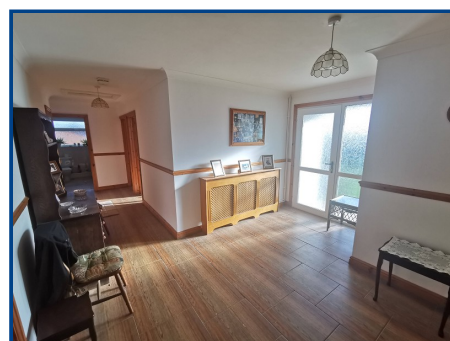


**Baran Road
Rhydyfro
Pontardawe
Neath and Port Talbot.**

Offers In Region Of £355,000



- Rural Property Located Just Outside of Pontardawe
- Bungalow - With Approximately 1 Acre of Land
- Self Build Home with Plenty of Off-road Parking
- Large Living Spaces Offering Lots of Natural Light
- Three Double Bedrooms with Beautiful Views
- Opportunity to Be Creative with the Outside Space
- Oil Fuelled Central Heating - Borehole Water Supply
- Subject to an occupancy restriction
- Viewing Strictly by Appointment Only



General Description

A fantastic opportunity to purchase a rural property with approximately 1 acre of land, located just outside of Pontardawe Town. Accommodating generous living spaces, three double bedrooms and beautiful views of the Swansea Valley. See Full Description for More Information. Viewer should be aware that the property is subject to an occupancy restriction we hold information on this and this is available for purchasers to look at, we would ask all potential applicants to seek further advice on this matter before viewing.

EPC Rating: D57

Baran Road, Rhydyfro, Pontardawe, Neath and Port Talbot.

Property Description

A fantastic opportunity to purchase a rural property with approximately 1 acre of land, located just outside of Pontardawe Town. Located just off the Baran Road in Rhyd-y-Fro. Accommodating generous living spaces, three double bedrooms and beautiful views of the Swansea Valley. This beautiful bungalow self build took place just before the millennium and boasts plenty of off-road parking and opportunity to be creative with the outside space. Farmland surrounds the plot and neighbouring properties are just short distance away, creating a less secluded feeling. Throughout the house extra windows are placed in certain areas allowing plenty of natural light to flood into the living spaces. The property is free of mains sewerage using a private septic tank, water supply is via a borehole and central heating is fuelled by oil. Viewing is strictly by appointment only and all applicants must meet the agent at the office to drive to the property together. Viewers should be aware that the property is subject to an occupancy restriction we hold information on this and this is available for purchasers to look at, we would ask all potential applicants to seek further advice on this matter before viewing.

Entrance Hall

Wood effect tiled flooring, radiator with cover, doors to cloakroom, living room, dining room, bedrooms and family bathroom, storage cupboard, loft access, dado rails.

Cloakroom

Close couple W.C, wash hand basin, localised tiling, obscured double glazed window to front, radiator.

Living Room (21' 10" x 14' 0") or (6.65m x 4.27m)

Carpet, radiator, double doors to dining room and hallway, multiple aspect double glazed windows, dado rails.

Dining Room (17' 6" x 11' 9") or (5.34m x 3.57m)

Carpet, radiator, sliding door to rear, double glazed window to side, doors to hallway, living room and kitchen.

Kitchen

3.60 x 4.35

Tiled flooring, localised wall tiles, laminate worktops, wall and base units, stainless steel sink drainer, double glazed window to rear, electric hob and oven, oil fuelled boiler, doors to utility room, dining room and hallway.

Utility Room (14' 4" x 7' 2") or (4.37m x 2.19m)

Tiled flooring, radiator, double glazed window to rear, uPVC door to rear, door to kitchen.

Bedroom 1 (14' 4" x 12' 4") or (4.36m x 3.75m)

Carpet, radiator, double glazed window to rear and side.

Bedroom 2 (11' 5" x 10' 2") or (3.49m x 3.10m)

Carpet, radiator, double glazed window to front.

Bedroom 3 (10' 3" x 9' 3") or (3.12m x 2.83m)

Carpet, radiator, double glazed window to front.

Bathroom

Close couple W.C, panelled bath, pedestal wash basin, obscured glass double glazed window to rear, tiled walls and flooring throughout.

Agents Note

- Viewer should be aware that the property is subject to an occupancy restriction we hold information on this and this is available for purchasers to look at, we would ask all potential applicants to seek further advice on this matter.
- The property is free of mains sewerage using a private septic tank, water supply is via a borehole and central heating is fuelled by oil.
- Viewing is strictly by appointment only and all applicants must meet the agent at the office to drive to the property together.

Services

Mains electricity

Tenure

Freehold

Council Tax

Not Specified



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.