



Heol Glynderwen, offers over £299,000

- Ideal Family Home
- Grand Entrance With Open Plan Feel
- En-Suite & Family Bathroom
- Driveway & Garage
- Two Reception Rooms
- EPC Rating: D



 4  1  1



About the property

A well presented, light and airy detached property for sale situated within a desirable, modern development. Lovingly maintained with a grand open plan entrance looking up to the second floor landing, the property benefits from four bedrooms, off road parking, garage, ground floor w.c, an en suite and a spacious rear garden offering side access. The property is in the catchment area for Dwr Yr Felin comprehensive school and Neath College and also within close proximity to Neath Town Centre with all it's amenities including restaurants, shops and public transport links - making it a perfect family home.

Internally the property comprises of an entrance porch, an entrance hall, two reception rooms, one of which features patio doors, a kitchen and w.c to the ground floor.

To the first floor there is a family bathroom and four generous size bedrooms, one with an en suite, two with a build in wardrobes.

To the front of the property there is a driveway and garage with side access. The rear garden offers an enclosed space with lawn and patio areas.

Viewings come highly recommended to appreciate the space on offer. To arrange an appointment please call Peter Alan Neath on 01639 635115 or book online 24/7 at www.peteralan.co.uk.



Accommodation

Entrance Hall

Entry through composite door into hallway which has a fitted door mat into laminate.

Cloakroom

Carpeted, WC, sink and frosted window

Living Room

18' 3" Max into bay x 10' 4" (5.56m Max into bay x 3.15m)

Carpeted, bay window to front, double doors to dining room

Dining Room

11' 6" x 8' 7" (3.51m x 2.62m)

Carpeted, double doors to rear and into living room

Kitchen

10' 8" Max x 14' 9" Max (3.25m Max x 4.50m Max
Vinyl flooring, range of base and wall units with integrated raised oven, microwave and separate gas hob and extractor fan. Space for washing machine, dishwasher and American fridge/freezer. Sink and draining board and understairs cupboard. Door to side and window to rear

Landing

Carpeted, attic hatch, cupboard with water tank

Bedroom One

11' 3" x 10' 5" (3.43m x 3.17m)

Carpeted, built in wardrobes and vanity table, window to front and door to en-suite

En-Suite

Carpeted, WC, sink and shower, frosted window to side

Bedroom Two

12' 7" Max x 8' 8" (3.84m Max x 2.64m)

Carpeted, built in wardrobes, window to front

Bedroom Three

9' Max x 10' 4" Max (2.74m Max x 3.15m Max)

Carpeted, built in wardrobes, window to rear

Bedroom Four

7' 1" x 9' 9" (2.16m x 2.97m)

Carpeted, window to rear

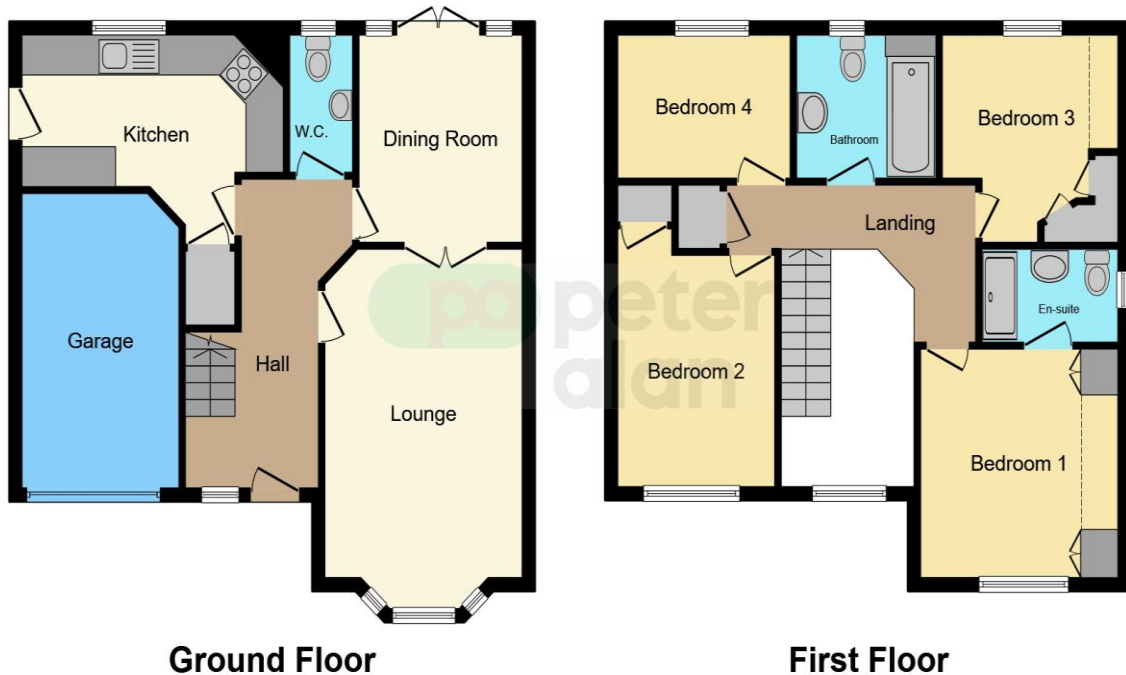
Bathroom

Carpeted, bath with overhead shower, WC, sink and frosted window

External

To the front there is a small grass area with access to the driveway and garage while the rear is fully enclosed with side access. The garden has a patio and grass areas with access into the garage

Floorplan



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