



Rownad offers in the region of £300,000

- Detached Bungalow
- No On Going Chain
- Deceptively Spacious Plot
- Potential Developmental Opportunity
- Semi-Rural Location
- EPC Rating: B



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About the property

The perfect family home or down-size now available for sale within the sought after, semi-rural location of Pontneathvaughn with no on going chain! Boasting excellent links to the A465, onto the M4 corridor, as well a waterfall country within Brecon Beacons National Park! The nearby village of Glynneath features Welsh & English speaking Primary Schools, local stores and running buses. The property lies on spacious plot with wrapping gardens, a row of solar panels, patio spaces, a driveway and detached garage! This allows for a potential development opportunity with previous planning approved for a second dwelling which has now lapsed. Internally, the property comprises of an entrance hallway to the front & side, with a sizable lounge fitted with a log burner, a spacious dining area / foyer and a fitted kitchen. To the rear is three double bedrooms of which two boast fitted wardrobes. Internal viewings are highly recommended to truly appreciate this property!

Accommodation

Entrance Hallway

Lounge

19' x 11' 2" Plus Recess (5.79m x 3.40m Plus Recess)

Dining Room

12' 8" x 12' 1" Plus Recess (3.86m x 3.68m Plus Recess)

Kitchen

12' 1" x 10' 7" Max (3.68m x 3.23m Max)



Bedroom One

12' 8" Into Wardrobes x 12' 8" (3.86m Into Wardrobes x 3.86m)



Bedroom Two

12' 5" x 8' 9" Max (3.78m x 2.67m Max)

Bedroom Three

12' Max x 11' 9" Max (3.66m Max x 3.58m Max)



Shower Room

Wrapping Gardens

Driveway

Garage

20' 1" max x 10' 9" max (6.12m max x 3.28m max)

Floorplan



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