



Gwynfa Camnant

£120,000

- Sizable Plot
- Three Bedrooms
- Off Street Parking
- Semi-Rural Location
- Sought After Views
- EPC Rating: D



 3  1  1



About the property

A lovingly maintained family home, perfect for first time purchase, just outside of the village of Banwen within Neath Port Talbot. Boasting excellent links to the Brecon Beacons National Park including the Four Waterfalls Walk. Despite it's rural feel, the area still has great local amenities including schools and stores as well as public transport and commuting routes such as the A465 onto the M4 corridor.

The home is approached via a gated yard to the front, with access to the side via a gate through to a sizable enclosed rear garden consisting mainly of lawn. Internally, the property comprises of an entrance hallway, with stairs to the landing and doors through to the family bathroom and generous double reception room which flows into a fitted kitchen diner. The first floor houses access to the loft space and three bedrooms, of which two are doubles.





Accommodation

Entrance Hallway

Lounge Area- 9' 7" Plus Bay Window x 10' 2" Max (2.92m Plus Bay Window x 3.10m Max)

Sitting Area- 10' 9" x 10' 2" Max (3.28m x 3.10m Max)

Kitchen Diner- 16' 2" x 8' 2" (4.93m x 2.49m)

Bathroom

Landing

Bedroom One- 12' 1" Plus Reccess x 9' 9" (3.68m Plus Reccess x 2.97m)

Bedroom Two- 11' 1" x 7' 5" Plus Reccess (3.38m x 2.26m Plus Reccess)

Bedroom Three- 9' 1" x 7' 5" (2.77m x 2.26m)

Front & Rear Garden

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Floorplan

Important Information

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