



Ffynnon Dawel

offers over £390,000

- Double Garage
- Modern Fitted Kitchen / Diner
- Hot Tub & Pergola In Rear Garden
- Immaculately Presented Throughout
- Deceptively Spacious Build
- EPC Rating: C



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About the property

A jaw dropping and deceptively spacious, ideal family home nestled into the popular residential area of Ffynnon Dawel, Aberdulais! With excellent links to commuting routes such as the M4 corridor via the A465, alongside frequently running buses and a main line train station within Neath Town Centre. Convenient for attendance to Catwg & Cilffriw Primary, Llangatwg Comprehensive and Neath College! Internally, the property comprises of an entrance hallway, with stairs to the landing and doors through to a ground floor w.c, open plan, sizable kitchen dining area, a spacious lounge and solid roofed conservatory. The first floor houses all four good sized bedrooms, where the master boasts an en-suite, and the family shower room. Internal viewings are highly recommended to truly appreciate the size of this lovely home!

Accommodation

Entrance Hallway

Cloakroom

Lounge

20' 2" x 10' 8" (6.15m x 3.25m)

Dining Area

9' 9" x 8' 8" Plus Recess (2.97m x 2.64m Plus Recess)

Kitchen

16' 3" Max x 11' 2" Plus Recess (4.95m Max x 3.40m Plus Recess)



Conservatory

15' 3" x 9' 4" (4.65m x 2.84m)

Landing

Bedroom One

13' 1" Max x 10' 7" Max (3.99m Max x 3.23m Max)

En-Suite

Bedroom Two

11' x 10' 2" (3.35m x 3.10m)

Bedroom Three

9' 8" x 7' 5" (2.95m x 2.26m)

Bedroom Four

11' 4" Max x 6' 8" Max (3.45m Max x 2.03m Max)

Shower Room

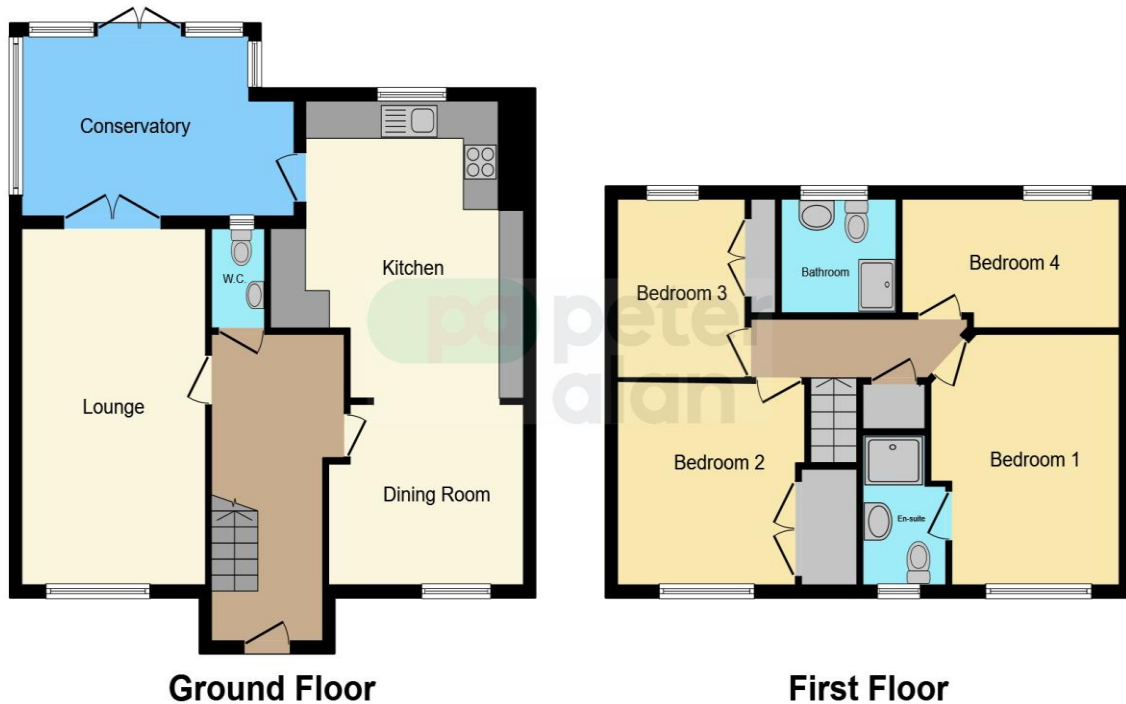
Front Garden & Driveway

Double Garage

18' 7" x 17' 9" (5.66m x 5.41m)

Rear Garden

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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