



Tangnefedd Gellidawel

£350,000

- Backing onto Private Land offering Valley Views
- Modern Multi-fuel Burner in Lounge
- Wrapping Gardens Laid with Lawn & Patio
- Potential for Dorma/Loft Conversion & Side Extension (Subject to relevant planning permissions)
- Modern Fitted Kitchen & Shower Room



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About the property

Tangnefedd in Gellidawel Road, translated to 'God's Peace in Peaceful Grove', a gorgeously presented detached bungalow tucked into a quaint and beautifully maintained plot within Glynneath! Conveniently located for access to both Welsh & English Speaking Primary Schools as well as commuting routes along the A465 onto the M4 Corridor. The 'Four Waterfalls Walk' within Pontneddvaughn is a stone's throw away.

Internally, the property comprises of a spacious entrance hallway (estimated to be wide enough for a stair case should the property be extended into the loft *STPP), with doors leading through to a spacious lounge fitted with a modern multi-fuel burner in the lounge also laid with oak flooring. The Kitchen is integrated with appliances such as a gas hob and electric double oven, ideal for home cooks, opening into a modern planned dining space and further sun room/utility space. From the Hall is three spacious bedrooms, with access to the loft through a fitted ladder opening into a boarded attic room. The shower room is of refurbished standard with a raised w.c, vanity hand wash basin and shower. A New Combi Boiler was installed in November 2024.

Wrapping this lovely home are the gardens to front, rear and side, with stone flower beds and generous lawns leading onto laid paved patio space! With a tool shed & wood store, and access into an external w.c to the rear of the converted garage space for convenient storage. Parking for the home is via a sizable gated driveway!





Accommodation

Serene

Lounge

15' 3" x 12' 5" max (4.65m x 3.78m max)

Kitchen/Diner

21' 6" max x 13' 5" max (6.55m max x 4.09m max)

Sun Room / Utility

12' 2" x 7' 2" (3.71m x 2.18m)

Shower Room

Bedroom One

12' 5" max x 10' 6" (3.78m max x 3.20m)

Bedroom Two

9' 9" x 10' 6" max (2.97m x 3.20m max)

Bedroom Three

10' 2" x 8' 9" (3.10m x 2.67m)

Loft Space

Wrapping Garden

Converted Garage

19' 1" x 8' 3" (5.82m x 2.51m)
(Store Room)

Floorplan



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