



Min Yr Awel, offers in the region of £170,000

- No On Going Chain
- Within Brecon Beacons National Park
- Beautiful Scenery
- Ideal First Time Purchase
- Great Commuting Routes
- EPC Rating: C



 3  1  2



About the property

An ideal first-time purchase or escape to the Welsh Countryside! Falling within the boundary of Brecon Beacons National, Pontneddfechan and surrounding areas are commonly referred to as 'Waterfall Country', densely packed with publicly accessible walking routes, trails and hikes. Also suitable for day-to-day life with great links to the M4 corridor via the A465, Glynneath's high street and amenities as well as Neath Town Centre providing a mainline train and bus station.

The home is approached through a gated paved front yard wrapped in mature shrubbery. Side access leads though to a further enclosed rear garden, mainly paved with patio offering a low maintenance space! Internally, the property comprises of an entrance hallway, with stairs to the landing, and doors through to a spacious lounge with a feature fireplace, fitted kitchen, dining room, and the conservatory. The first floor houses all three bedrooms, of which two are doubles, the family bathroom and access to the loft space!

Internal viewings are highly recommended to truly appreciate this lovely home!





Accommodation

Entrance Hallway

Lounge- 12' 7" Max x 12' 5" (3.84m Max x 3.78m)

Kitchen- 9' 4" x 5' 9" (2.84m x 1.75m)

Dining Room- 12' 6" Max x 9' 4" (3.81m Max x 2.84m)

Conservatory- 7' 3" x 6' 1" (2.21m x 1.85m)

Landing

Bedroom One- 12' 6" x 10' Plus Recess (3.81m x 3.05m Plus Recess)

Bedroom Two- 12' 4" Max x 9' 4" (3.76m Max x 2.84m)

Bedroom Three- 9' x 8' 7" Max (2.74m x 2.62m Max)

Bathroom

Front & Rear Gardens

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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.