

Total area: approx. 197.0 sq. metres (2120.3 sq. feet)
This figure is approximate only
and is based on the floor plan.

Heol Y Maes Coelbren Neath.

Price **£309,000**

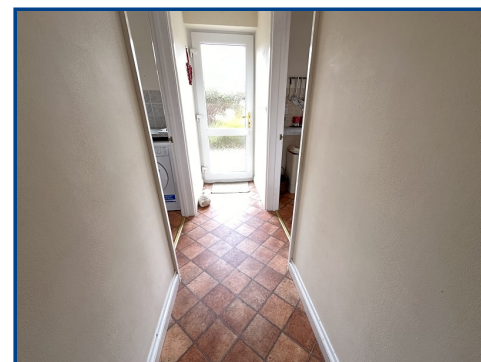
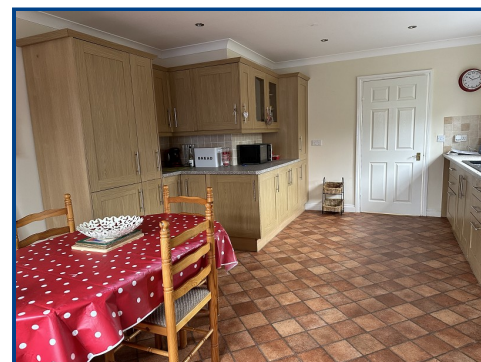


- **SPACIOUS 3 BEDROOM BUNGALOW**
- **LOW MAINTENANCE GARDENS**
- **DISABLED FRIENDLY**
- **QUIET LOCATION WITH VIEWS**
- **DRIVEWAY PARKING & GARAGE**

General Description

Tucked away in a small development on the outskirts of Coelbren Village. This spacious 3 bedroom bungalow with mountain views to the front. Property would make an ideal family home and is disabled friendly with wide doorways and hallway. The location is ideal for living the outdoor life with many tourist attractions close by to include Henrhyd Waterfall, Wales Ape & Monkey Sanctuary & Craig Y Nos Country Park yet just off the A4221 with good road links to the M4 Motorway. A MUST VIEW TO APPRECIATE LOCATION

EPC Rating: D59



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Heol Y Maes, Coelbren, Neath.

Property Description

Coelbren is situated just outside the southern edge of the Bannau Brycheiniog National Park. The area offers many outdoor activities including countryside and mountain walks, pony trekking and a caving club. There is also a popular cycle path Route 43 which connects Coelbren to Swansea with the section from Coelbren to Ystradgynlais being very popular with local cyclists and walkers. The property is on a small development in a quiet location and has spacious living accommodation to include: Living Room, 3 Double bedrooms, Kitchen/Diner, Bathroom, Utility and Integrated Garage. Low maintenance gardens to front and back and driveway parking. The property benefits from full double glazing and oil central heating.

Hall

Enter via double glazed door with side panel into L Shaped hall with 2 radiators, wood effect vinyl flooring and access to loft.

Living Room

With Patio doors to front, window to side, radiator and carpet flooring.

Kitchen/Diner

Fitted with a range of wall, base and larder units with integrated ceramic hob and double electric oven. Free Standing Fridge/Freezer. Window to side & rear, radiator, splash back tiling to walls and vinyl flooring.

Utility

Fitted with a sink unit, worktop & under sink cupboard & plumbing for washing machine. Window to rear, radiator and vinyl flooring.

Rear Hall

With rear double glazed exit door and access into Kitchen and Utility. Vinyl flooring.

Bedroom 1

Spacious double with window to front, radiator and carpet flooring.

Bedroom 2

Spacious double with window to front, radiator and carpet flooring.

Bedroom 3

Double room currently used as a study with window to rear, radiator and carpet flooring.

Bathroom

Fitted with a shower cubicle, WC and wash hand basin, window to rear & radiator. Partly tiled walls and non slip flooring.

Integrated garage

With access door from hall with work bench, electric lights and power points. Window to rear and up and over door to front. Free standing oil boiler.

External

To Front
Driveway Parking, Low maintenance garden with artificial grass lawn and shrub borders. Mountain Views. Paved paths to either side leading to rear of property.

To Rear
Low maintenance paved patio garden with shrub borders.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

