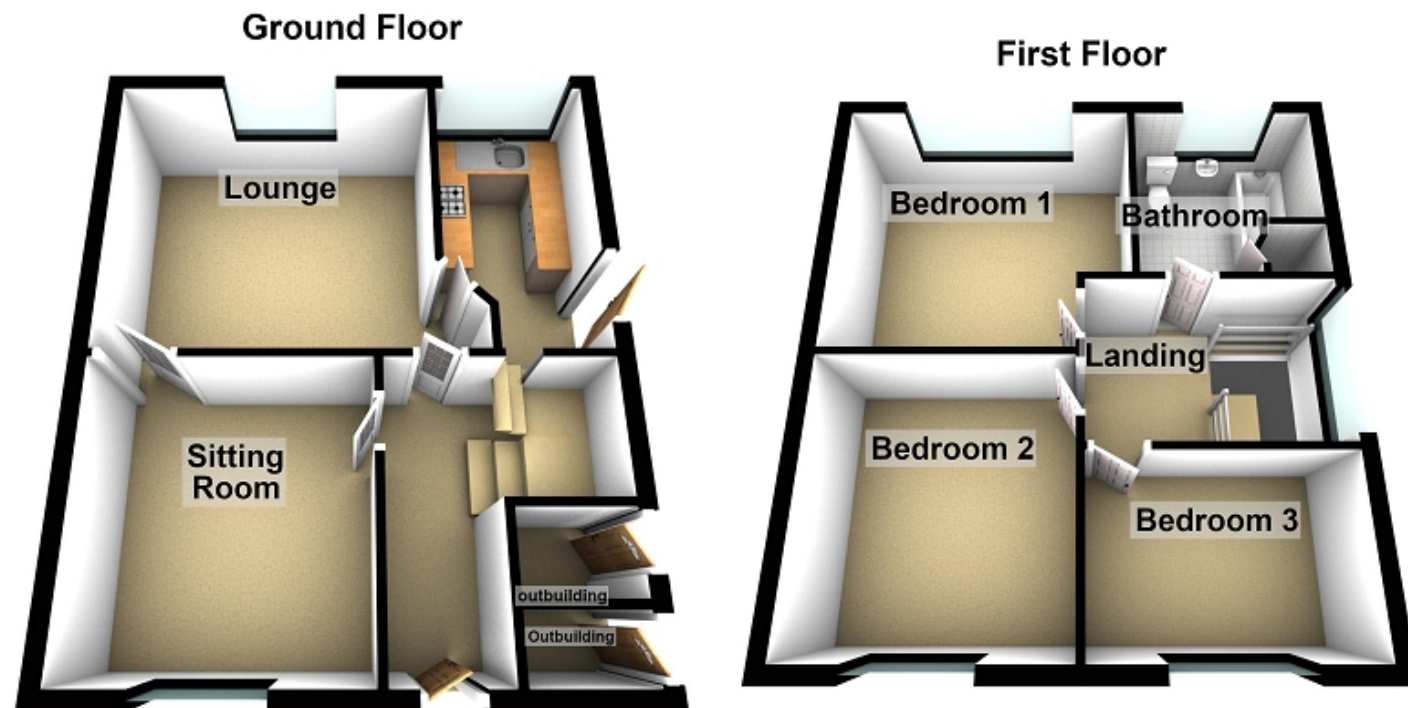
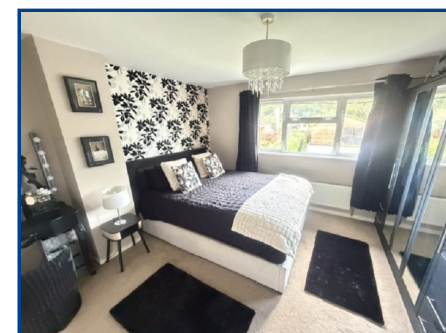
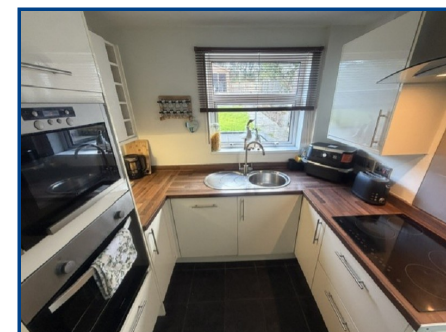




**Ynys Yr Afon
Clyne
Neath
Neath Port Talbot.**

Price £200,000



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- LOUNGE & DINING ROOM
- KITCHEN
- FIRST FLOOR BATHROOM
- QUIET SEMI RURAL LOCATION
- ENCLOSED REAR GARDEN
- IDEAL FIRST PURCHASE
- NO CHAIN

General Description

Set within the picturesque surroundings of the Clyne Neath Valley, this attractive three-bedroom semi-detached house offers both comfort and practicality in a popular residential location. Call us today to schedule your viewing appointment....

EPC Rating: C71



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Property Description

Situated in the scenic heart of the Clyne Neath Valley, this appealing three-bedroom semi-detached house presents a wonderful opportunity to secure a family home amidst spectacular Welsh countryside. Set behind a pleasant lawn frontage, the property is thoughtfully designed with outside living in mind, featuring an enclosed and low maintenance rear garden perfect for families, pets, and relaxing evenings outdoors.

Inside, the house is offered in good condition throughout and provides well-proportioned rooms across two floors. The first floor boasts three comfortable bedrooms ideal for restful nights, while a contemporary family bathroom completes the upstairs. Downstairs, spacious reception areas create an inviting environment for entertaining guests or unwinding after a day exploring the nearby Neath Valley.

Positioned in a peaceful community, the property is within easy reach of vibrant local amenities including charming village shops, reputable primary schools, and traditional pubs. Nature lovers will admire the proximity to Afan Forest Park and the picturesque Neath Canal

towpaths—perfect for outdoor adventures on foot or bicycle, scenic dog walks, or weekend picnics.

With excellent transport links nearby, Swansea is easily accessible for city shopping, dining and employment opportunities, while local transport makes commuting straightforward. Off-road lawn parking and the secure garden offer both practicality and privacy.

This inviting family home successfully blends village tranquillity with modern comforts—all within easy reach of some of South Wales’ prettiest scenery and leisure attractions. Arrange your viewing today and see for yourself the charm and advantages this Clyne Neath Valley property has to offer.

Entrance Hall (10' 08" x 3' 10" x 3' 0") or (3.25m x 1.17m x 0.91m)

Entrance to hallway, staircase leading to the 1st floor, laminated flooring, radiator.

Dining Room (10' 11" x 10' 00") or (3.33m x 3.05m)

Window to the front, radiator.

Lounge (13' 02" x 12' 0" x 11' 5") or (4.01m x 3.66m x 3.48m)

Window to the rear, laminated flooring, radiator. Door access to the pantry, housing gas central heating boiler (which is less than a year old).

Kitchen. (11' 05" x 5' 10") or (3.48m x 1.78m)

Window to the rear, door to the side giving access to the rear garden. A range of wall & base fitted units, electric hob with extractor fan above. Integrated microwave & oven.

First Floor Accomodation (9' 06" x 6' 09") or (2.90m x 2.06m)

Frosted window to the side, attic entrance. Doors to.

Bedroom 1 (12' 04" x 11' 05") or (3.76m x 3.48m)

Window to the rear, radiator.

Bedroom 2 (11' 00" x 10' 01") or (3.35m x 3.07m)

Window to the front, radiator.

Bedroom 3 (9' 08" x 7' 02") or (2.95m x 2.18m)

Window to the front, radiator.

Family Bathroom

Frosted window to the rear, panelled bath with shower over, hand basin, low-level WC, panelled walls, storage cupboard housing gas central heating boiler, radiator.

External

Lawn frontage with mature shrubs, with side access to the rear garden. Enclosed rear garden benefiting from patio seating area, leading to lawn with side hedges, mature shrubs & loose bark border. Further patio with summer house & timber shed.

Agents Note

There is a redundant railway track situated behind the property.

Services

Mains drainage, mains gas, mains water, mains electricity

Council Tax

B

