



## Min Yr Awel £155,000

- 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



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