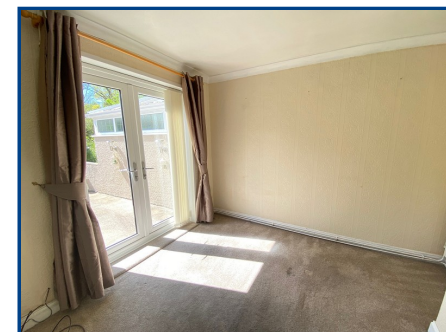
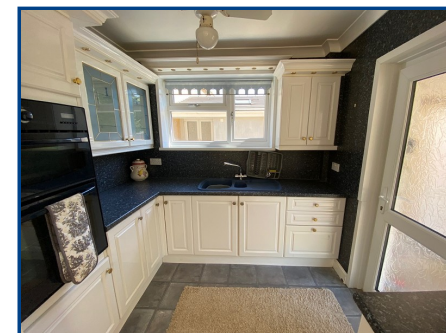


**Brodawel  
Pont Nedd Fechan  
Neath  
Neath Port Talbot.**

Price **£165,000**

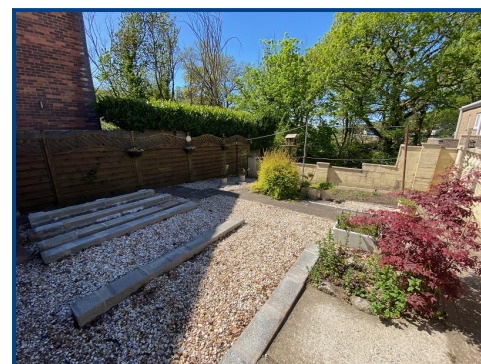
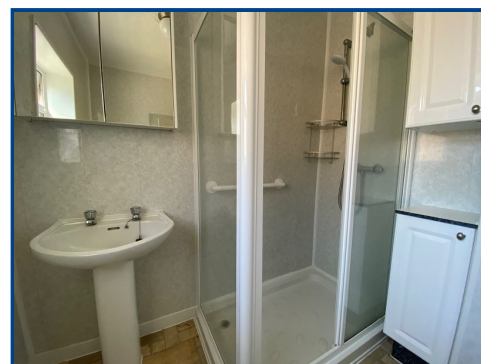


- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- LOUNGE
- KITCHEN / DINER
- FIRST FLOOR SHOWER ROOM
- AMPLE PARKING TO THE FRONT
- IDEAL FIRST PURCHASE / DOWNSIZE TO
- NO CHAIN
- POPULAR LOCATION

**General Description**

**EPC Rating: D68**

**Located in the heart of Pontneathvaughan in the scenic Neath Valley, this three bedroom semi-detached property presents an exciting opportunity for those eager to create a bespoke family home. Call us today to schedule your viewing appointment....**



Viewing: **01639 646 926**

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

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

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## Brodawel, Pont Nedd Fechan, Neath, Neath Port Talbot.

### Property Description

Nestled in the heart of the charming Pontneathvaughan Neath Valley, this three bedroom semi-detached property offers a superb opportunity for those seeking a project in a picturesque setting. Set back from the road with ample off-road parking to the front, this home provides both convenience and space for multiple vehicles. To the rear, a low maintenance garden offers a blank canvas for keen gardeners or those simply wishing to relax and enjoy the tranquil surroundings.

The property itself requires modernising throughout, making it an ideal purchase for buyers eager to infuse a home with their own personal style and specification. On the first floor, a practical shower room serves the generous bedrooms, providing flexible accommodation for families, couples, or professionals alike.

Pontneathvaughan is renowned for its surrounding natural beauty & known for waterfall country with the famous Sgwd Gwladys. An abundance of scenic walks,

cycling routes right on the doorstep, including the idyllic Vale of Neath. The village enjoys excellent access to the Brecon Beacons National Park and is just a short drive from to the Gower Peninsula. Local amenities are within easy reach, while the nearby A465 ensures swift connections to Swansea, Cardiff, and beyond.

This property represents an exciting canvas, perfectly placed for enjoying both the outdoors and nearby town amenities. Interested parties are warmly invited to arrange a viewing and discover the potential this home has to offer.

### Entrance Hall (14' 03" x 6' 05") or (4.34m x 1.96m)

Entrance via newly fitted composite front door. Window to side staircase leading to the first floor, radiator. under stairs storage cupboard housing a gas combi boiler. Door leading to.

### Lounge (13' 07" x 11' 11") or (4.14m x 3.63m)

Window to front, radiator.

## Brodawel, Pont Nedd Fechan, Neath, Neath Port Talbot.

### Kitchen/Diner (13' 04" x 10' 07" x 8' 3") or (4.06m x 3.23m x 2.51m)

French patio doors & door giving access to rear garden. Fitted kitchen with a range of wall and base units with work tops & sink unit. Electric hob, extractor fan & double oven. Integrated fridge, window to side, radiator.

### First Floor Accommodation (10' 05" x 8' 10" x 2' 8") or (3.18m x 2.69m x 0.81m)

Landing area, window to side. Doors leading to.

### Bedroom 1 (11' 11" x 11' 02" x 10' 4") or (3.63m x 3.40m x 3.15m)

Window to front, built in wardrobes, radiator.

### Bedroom 2 (11' 11" x 11' 02" x 10' 4") or (3.63m x 3.40m x 3.15m)

Window to the rear, tiled feature fireplace, built in wardrobes, radiator.

### Bedroom 3 (8' 10" x 7' 11") or (2.69m x 2.41m)

Window to the front, radiator.

### Shower Room (8' 05" x 5' 08") or (2.57m x 1.73m)

Frosted window to side, shower cubicle, wash hand basin, WC, storage cupboard's, panelled walls, radiator.

### External

To Front: There is a low maintenance frontage with ample parking for several cars & side gated access to the rear garden.

To Rear: There is a low maintenance garden, with loose stones, mature shrubs and seating area for entertaining. 3 outbuildings including outside W.C, utility room and storage. Timber shed.

### Services

Mains drainage, mains gas, mains water, mains electricity

### Tenure

Freehold

### Council Tax

B

