



## 17 Clos Yr Ysgol, Clyne, Neath, SA11 4BW

**Price £259,995**

\*\*\*\*\*NEW BUILDS\*\*\*\*\*SECOND PHASE RELEASED AND READY FOR VIEWING. THERE ARE ONLY 3/BEDROOM SEMI-DETACHED/DETACHED HOUSES AVAILABLE ON THE DEVELOPMENT SO EARLY VIEWING RECOMMENDED TO APPRECIATE THESE BEAUTIFUL HOMES. . The location of this development is truly exceptional, with picturesque walks and stunning waterfall attractions right on your doorstep. For those who enjoy the outdoors, the proximity to the Gower Peninsula and the Brecon Beacons National Park provides endless opportunities for exploration and adventure. Convenience is key with this property, as it offers easy access to the amenities of Neath Town Centre, Swansea beaches, and the M4 corridor. Whether you're looking to relax by the coast or embark on a hike in the stunning Welsh countryside, these properties serves as the ideal base for all your adventures. Don't miss out on the opportunity to make this hidden treasure your own - book a viewing today and experience the best of village living in Clyne!

## Main Dwelling



Detached three bedroom family home.

## Hallway 16'4 x 6'2 (4.98m x 1.88m)



## Kitchen 18'3 x 11'6 (5.56m x 3.51m)



Fitted kitchen with integrated oven and hob with extractor, extra integral appliances are £3,000 for fridge freezer, washing machine and dryer.

## Lounge 16'9 x 11'8 (5.11m x 3.35m`2.44m)



## Cloakroom

**Landing 8'10 x 6'50 (2.69m x 1.83m)**



**Bedroom two 10'2 x 9'18 (3.10m x 2.74m)**



**Bedroom one 15'2 x 9'9 (4.62m x 2.97m)**



**Bedroom three 11'5 x 6'50 (3.48m x 1.83m)**



**Double room with  
En-suite**



**Bathroom**



Rear garden



Parking to front



Patio



Drone view

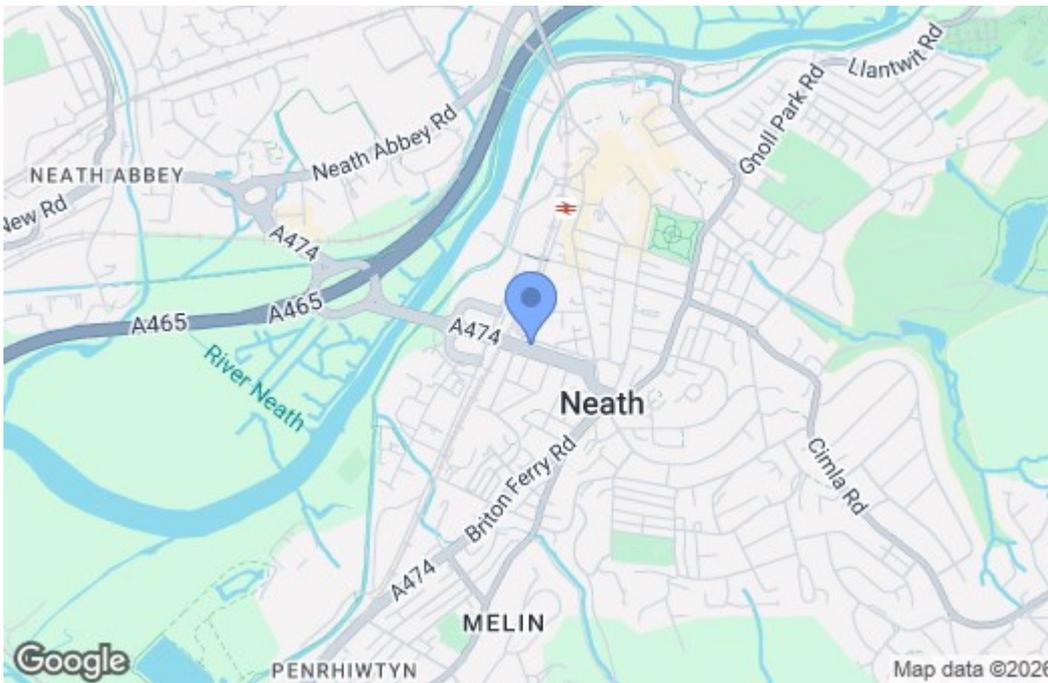


Rear garden

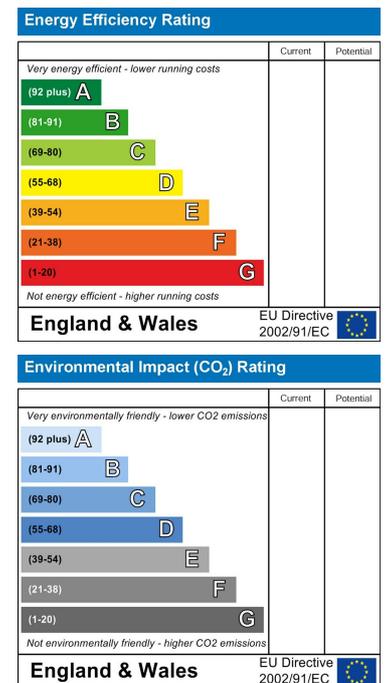


## Floor Plan

## Area Map



## Energy Efficiency Graph



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