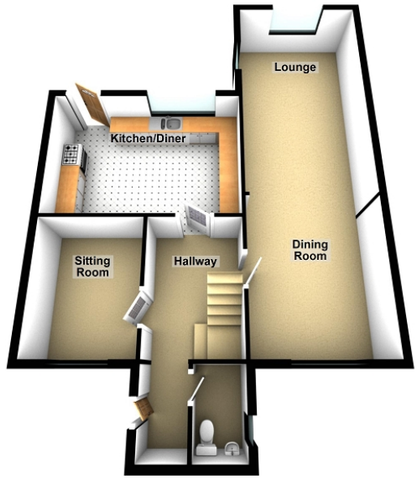
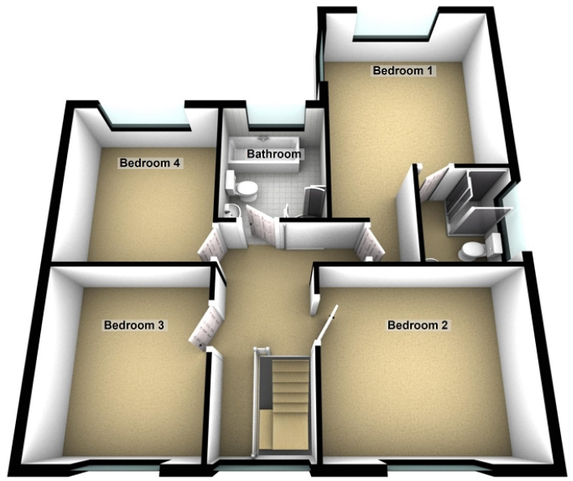
Ground Floor



First Floor







Viewing: **01639 646 926** Website: **www.ctf-uk.com** Email: **neath@ctf-uk.com**

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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.

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Neath
Neath Port Talbot.

Price **£415,000**











- **DETACHED PROPERTY**
- **4 BEDROOMS + ENSUITE**
- **LOUNGE TO DINING ROOM**
- **SITTING ROOM**
- **KITCHEN / DINER + CLOAKROOM**
- **DRIVEWAY LEADING TO GARAGE / WORKSHOP**
- **EXTENSIVE MOUNTAINSIDE VIEWS TO THE REAR**
- **SPACIOUS FAMILY HOME**
- **POPULAR RESIDENTIAL LOCATION**

General Description

EPC Rating: C78

Situated in the scenic village of Pontneathvaughan, Glynneath, this impressive detached property offers a rare opportunity to enjoy the very best of both rural tranquillity and modern comfort. Call us today to schedule your viewing appointment....

Property Description

Nestled in the heart of Pontneathvaughan, Glynneath, this elegant detached property presents a rare opportunity to embrace country living whilst remaining within easy reach of key amenities. Impeccably well maintained throughout, the home offers versatile and spacious family accommodation, thoughtfully arranged to suit every aspect of modern life.

The property features four ample bedrooms, including a indulgent main bedroom complete with its own ensuite facility. Additional comforts continue with a welcoming cloakroom on the ground floor and a tastefully appointed family bathroom upstairs, ideal for the bustle of daily routines or relaxing evenings. The living spaces are designed with comfort and functionality in mind, flooding with natural light and offering open aspects onto their tranquil surroundings.

Outside, the appeal of the property is matched by its large grounds: enclosed front, side, and smaller rear garden bordered by a traditional stone wall offer privacy and stunning outlooks. Step out to enjoy extensive views across the mountainside—a glorious natural backdrop from every garden vantage point. For those requiring extra storage or working space, a substantial garage/ workshop ticks all the boxes.

Located in Pontneathvaughan, the property enjoys direct access to a wealth of natural beauty. Residents can explore the famed waterfalls and woodland walks of Waterfall Country, including the nearby Sgwd Gwladys cascades—ideal for invigorating hikes or serene ambles through breath taking scenery. The thriving town of Glynneath is close by, offering shops, cafés, reputable schools, and excellent transport links making connections to nearby Neath, Swansea and beyond a breeze.

This is a home where spacious interiors meet majestic landscapes, perfect for anyone seeking peace with practicality in an enduringly popular Welsh village. An internal inspection comes highly recommended; enquire now to arrange your viewing and discover the charm of this exceptional property.

Porch (6' 05" x 3' 06") or (1.96m x 1.07m)
Side entrance to porch, tiled flooring, spotlights to the ceiling.

Cloakroom (6' 06" x 3' 10") or (1.98m x 1.17m)
Window to the side, wall mounted hand basin, low-level WC, tiled flooring, radiator.

Hallway (11' 01" x 7' 08") or (3.38m x 2.34m)
Staircase leading to the 1st floor, tiled flooring, radiator. Doors leading to.

Dining Room (13' 00" x 11' 01") or (3.96m x 3.38m)
Window to the front, radiator. Spotlights to the ceiling. Opening to.

Lounge (19' 08" x 12' 0") or (5.99m x 3.66m)
Window to the rear & side. Feature fireplace, with inset gas fire, radiators.

Sitting Room (11' 00" x 8' 07") or (3.35m x 2.62m)
Window to the front, radiator.

Kitchen/Diner (16' 09" x 11' 05") or (5.11m x 3.48m)
A range of wall & base fitted units, Belfast sink & drainer. Plumbing for a washing machine & dishwasher, space for a tumble dryer. Free standing solid fuel Rayburn with back boiler system, serving the central heating. Tiled flooring, spotlights to the ceiling. Window & door giving access to the garden.

First Floor Accommodation. (14' 04" x 7' 05" x 6' 2") or (4.37m x 2.26m x 1.88m)
Landing area, window to the front, airing cupboard. Spotlights to the ceiling, attic entrance.

Bedroom 1 (12' 07" x 12' 00") or (3.84m x 3.66m)
Window to the rear & side, built in wardrobes & storage cupboard, radiator.

En-Suite (6' 07" x 6' 02") or (2.01m x 1.88m)
Window to the side, shower cubicle, low-level WC, hand basin. Fully tiled walls, heated towel rail, radiator.

Bedroom 2 (12' 11" x 11' 01") or (3.94m x 3.38m)
Window to the front, radiator.

Bedroom 3 (11' 02" x 10' 01") or (3.40m x 3.07m)
Window to the front, radiator.

Bedroom 4 (11' 04" x 8' 10") or (3.45m x 2.69m)
Window to the rear, radiator.

Family Bathroom (8' 03" x 7' 04") or (2.51m x 2.24m)
Window to the rear, panelled jet powered bath, shower cubicle, low-level WC, hand basin. Fully tiled walls, heated towel rail, spotlights to the ceiling.

External
Enclosed stone wall surrounds the property boundary. Spacious lawn to the front & side, with access both sides to the rear garden. Enclosed rear garden with paved seating area, overlooking extensive mountainside views.

Garage / Workshop (18' 03" x 16' 05") or (5.56m x 5.00m)
Remote access door. Work station, power & lighting. Wall mounted gas central heating boiler.

Services
Mains electricity, mains gas, mains drainage, mains water & meter

Council Tax
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