



## Ffynnon Dawel, £385,000

- Double Garage
- Modern Fitted Kitchen / Diner
- Hot Tub & Pergola In Rear Garden
- Immaculately Presented Throughout
- Deceptively Spacious Build
- EPC Rating: C



4 2 2



## About the property

A jaw dropping and deceptively spacious, ideal family home nestled into the popular residential area of Ffynnon Dawel, Aberdulais! With excellent links to commuting routes such as the M4 corridor via the A465, alongside frequently running buses and a main line train station within Neath Town Centre. Convenient for attendance to Catwg & Cilffriw Primary, Llangatwg Comprehensive and Neath College!

Internally, the property comprises of an entrance hallway, with stairs to the landing and doors through to a ground floor w.c, open plan, sizable kitchen dining area, a spacious lounge and solid roofed conservatory. The first floor houses all four good sized bedrooms, where the master boasts an en-suite, and the family shower room.

Internal viewings are highly recommended to truly appreciate the size of this lovely home!

## Accommodation

### Entrance Hallway

### Cloakroom

### Lounge

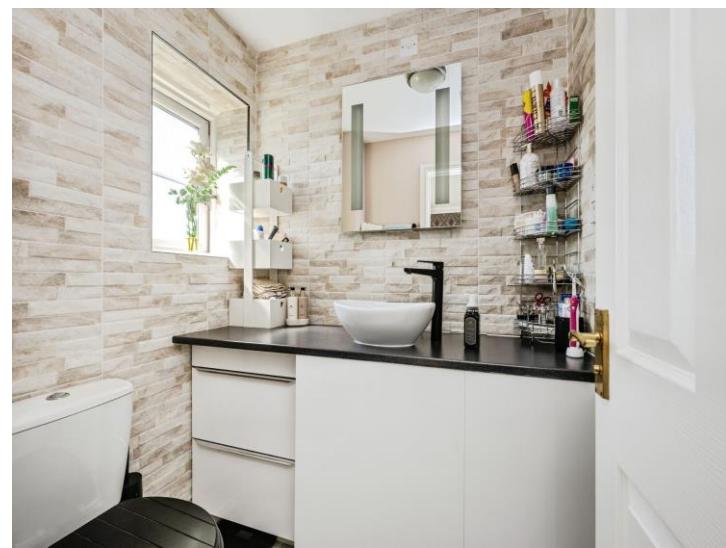
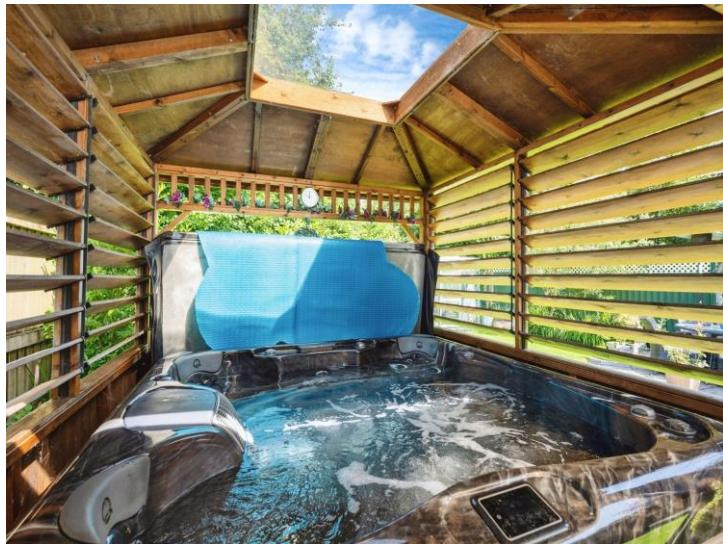
20' 2" x 10' 8" ( 6.15m x 3.25m )

### Dining Area

9' 9" x 8' 8" Plus Recess ( 2.97m x 2.64m Plus Recess )

### Kitchen

16' 3" Max x 11' 2" Plus Recess ( 4.95m Max x 3.40m Plus Recess )



## Conservatory

15' 3" x 9' 4" ( 4.65m x 2.84m )

9' 8" x 7' 5" ( 2.95m x 2.26m )

## Landing

## Bedroom Four

11' 4" Max x 6' 8" Max ( 3.45m Max x 2.03m Max )

## Bedroom One

13' 1" Max x 10' 7" Max ( 3.99m Max x 3.23m Max )

## Shower Room

## En-Suite

## Front Garden & Driveway

## Bedroom Two

11' x 10' 2" ( 3.35m x 3.10m )

## Double Garage

18' 7" x 17' 9" ( 5.66m x 5.41m )

## Bedroom Three

## Rear Garden

## Floorplan



Ground Floor



First Floor

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