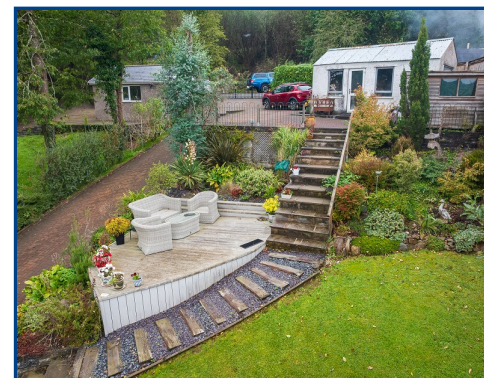
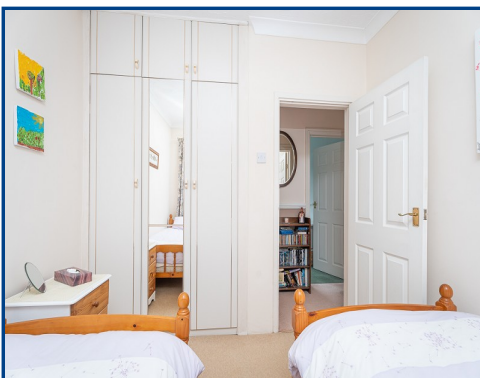
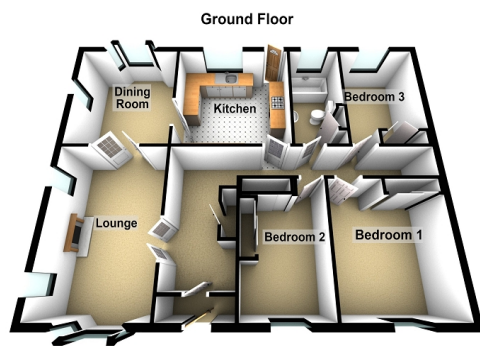
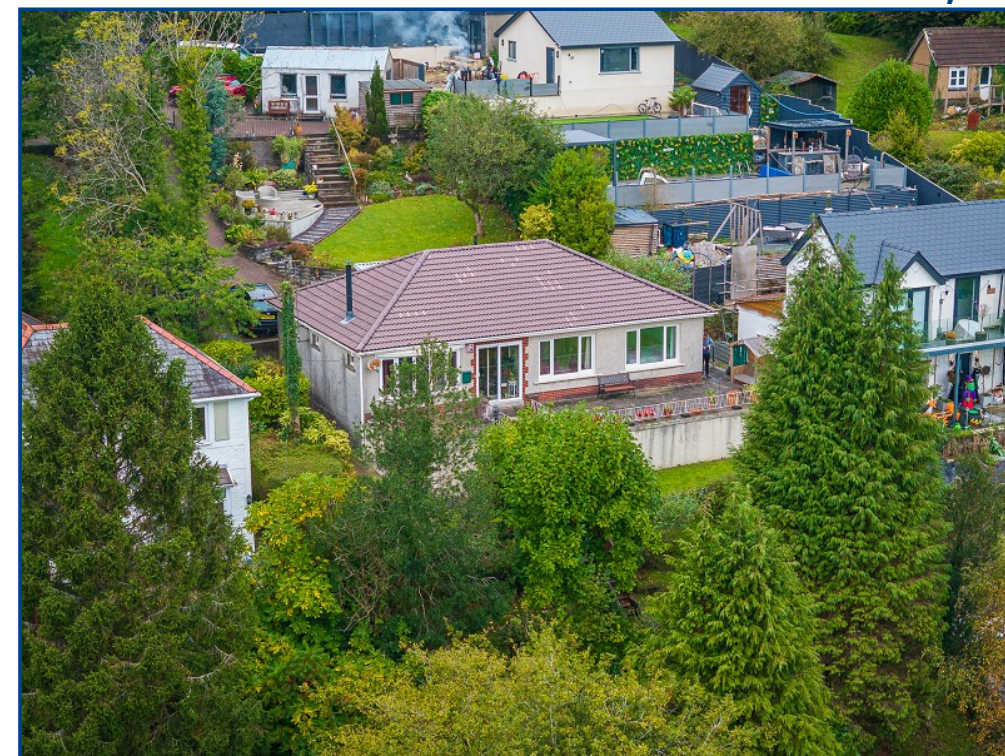




**Chartered Surveyor, Valuers,
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12 Offices Across South Wales

**Pontneathvaughan Road
Glynneath
Neath
Neath Port Talbot.**

Price £310,000



- Three-bedroom detached bungalow
- Sought-after location on Pontneathvaughan Road
- Elevated position with rear access
- Three double bedrooms
- Spacious rear garden with zoned areas for entertaining
- Driveway providing off-road parking
- Rear garage with access via a rear lane
- No forward chain

General Description

Elevated three-bedroom detached bungalow in a popular Waterfall Country location, featuring spacious living accommodation, a spacious rear garden with driveway and rear garage with lane access. Book Your Viewing today....

EPC Rating: C69

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

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Tel: 01639 646 926

Email: neath@ctf-uk.com

Web: www.ctf-uk.com

Pontneathvaughan Road, Glynneath, Neath, Neath Port Talbot.

Property Description

Situated in a popular area of Pontneathvaughan Road, within the beautiful Waterfall Country, this elevated three-bedroom detached bungalow offers spacious accommodation, a generous rear garden and excellent outdoor entertaining space. The property is approached via a driveway providing off-road parking and benefits from a rear garden, thoughtfully arranged into separate areas ideal for relaxing and entertaining. A garage is located to the rear of the property, with the added benefit of access via a rear lane. Internally, the accommodation comprises an entrance hallway leading to a spacious lounge and dining room, a kitchen, family bathroom and three well-proportioned double bedrooms. Offering generous outdoor space and a desirable location close to the stunning scenery of Waterfall Country, this property presents an excellent opportunity for those seeking a detached bungalow in a popular residential area.

Entrance Hall (7' 0" x 13' 5") or (2.13m x 4.10m)

Double glazed door to front elevation, enter inner double glazed door, dado rail, featured stain glass window, radiator, doors to

Lounge (13' 5" x 120' 0") or (4.10m x 36.57m)

Double glazed window to front, pendant lighting, Contura log burner, radiator, wooden glazed doors to dining room

Dining Room (10' 0" x 11' 11") or (3.04m x 3.64m)

Double glazed window to rear, double glazed window to side, radiator, pendant lighting, Door to

Kitchen (106' 4" x 109' 10") or (32.42m x 33.47m)

Bathroom (5' 8" x 10' 0") or (1.72m x 3.04m)

Frosted double glazed window to rear, tiled walls and flooring, Inset shower cubicle with mains powered shower, panelled bath, low level wc, vanity sink unit, storage cupboard radiator

Pontneathvaughan Road, Glynneath, Neath, Neath Port Talbot.

Bedroom 1 (12' 8" x 11' 1") or (3.86m x 3.39m)

Double glazed window to front, fitted wardrobes, radiator

Bedroom 2 (11' 1" x 12' 6") or (3.37m x 3.82m)

Double glazed window to front, fitted wardrobes, radiator

Bedroom 3 (9' 11" x 8' 11") or (3.01m x 2.72m)

Double glazed window tor rear, radiator, storage cupboard

External To Front

The property occupies an elevated position, approached via steps leading to the front entrance, with a patio area enjoying open, scenic views across the valley. Side access leads to the rear garden.

External To Rear

A generous rear garden featuring a log store, wooden shed, outdoor WC and additional storage shed. A composite-decked seating area provides an ideal space for outdoor entertaining while enjoying attractive views. Further benefits include a single garage, block-paved driveway with wrought-iron gates and rear lane access.

Additional Information

Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

