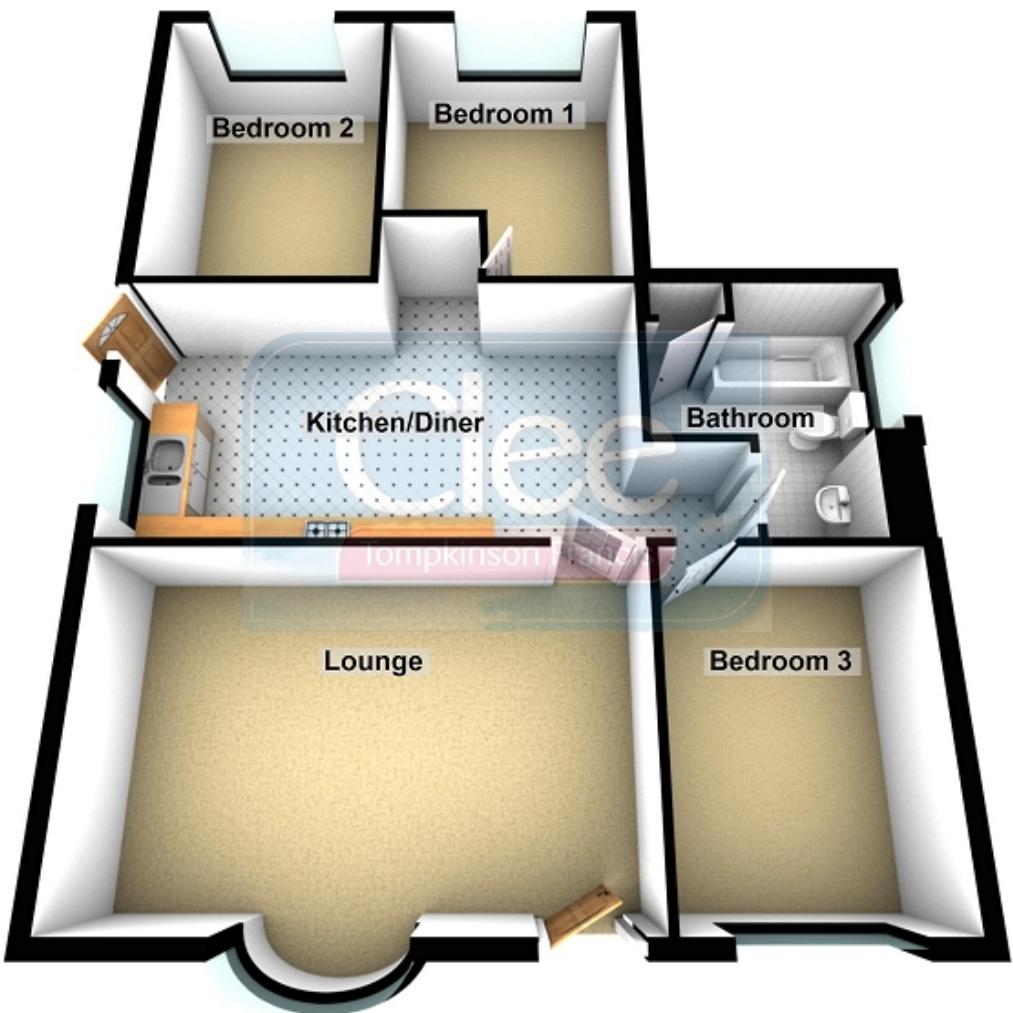


Ground Floor

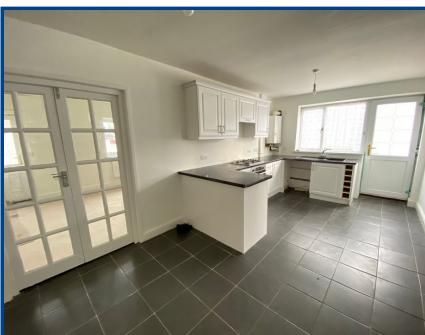


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

Waungron
Glynneath
Neath
Neath Port Talbot.

Price £265,000



- DETACHED BUNGALOW
- 3 BEDROOMS
- LOUNGE, KITCHEN DINER
- SPACIOUS DRIVEWAY FOR SEVERAL CARS
- POTENTIAL TO EXTEND
- ENCLOSED REAR GARDEN
- POPULAR VILLAGE LOCATION
- SPACIOUS DRIVEWAY FOR SEVERAL CARS
- SOLD WITH NO CHAIN



Viewing: 01639 646 926

Website: www.ctf-uk.com

Email: neath@ctf-uk.com

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 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

General Description

Located in the desirable area of Glynneath, Waungron is a well-presented detached bungalow, offers a welcoming retreat in a sought-after part of town. Boasting three generously sized bedrooms and bathroom, the home is designed to offer both comfort and style for growing families or those looking to downsize without compromise.

Tel: 01639 646 926

Email: neath@ctf-uk.com

Web: www.ctf-uk.com

Waungron, Glynneath, Neath, Neath Port Talbot.

Property Description

Situated in the charming village of Glynneath, this well-presented detached bungalow offers an excellent opportunity for anyone seeking peaceful living without compromising on convenience. Boasting three spacious bedrooms and a bright bathroom, the property is ideal for families or those wishing to downsize with comfort and style.

The light-filled interiors have been thoughtfully maintained, ensuring a welcoming atmosphere throughout. To the front, a generous driveway provides ample parking for several vehicles, perfect for hosting guests or accommodating the whole household. Surrounding gardens lend themselves to tranquil outdoor relaxation or summer gatherings. Further potential available to extend if planning permission was permitted.

Perfectly positioned, the bungalow enjoys proximity to the heart of Glynneath, where

independent shops, cosy cafés, and everyday essentials can be found. For nature enthusiasts, the nearby Vale of Neath presents beautiful riverside walks, while the Brecon Beacons National Park is just a short drive away, promising endless trails, wildlife, and stunning landscapes. Commuters will appreciate easy access to the A465, connecting swiftly to Neath, Swansea, and beyond.

This delightful bungalow in Waungron encapsulates the very best of village living in a beautiful part of West Glamorgan. Arrange a viewing today to truly appreciate all that this wonderful home has to offer.

Entrance

Entrance into reception room...

Reception Room. (11' 10" x 18' 06") or (3.61m x 5.64m)

Bow window to front, radiator, enclosed electric meter.



Kitchen/Diner (9' 10" x 19' 01") or (3.00m x 5.82m)

Window to side and door, a range of wall and base units with work top over, wall mounted gas boiler, bowl sink unit, plumbing for washing machine, gas hob, electric oven, extractor fan over, tiled flooring, radiator.

Bathroom (6' 06" x 6' 03") or (1.98m x 1.91m)

Frosted window to rear, panelled bath with shower over, glass screen wash hand basin, part tiled walls, tiled flooring, heated towel rail.

Bedroom 1 (11' 10" x 8' 10") or (3.61m x 2.69m)

Window to front, radiator.

Bedroom 2 (12' 02" x 8' 09") or (3.71m x 2.67m)

Window to rear, radiator.

Bedroom 3 (12' 01" x 8' 11") or (3.68m x 2.72m)

Window to rear, radiator.

EXTERNALLY

To front there is a low maintenance with loose stone, spacious driveway to side for several cars. External water supply and lighting, gas meter. Enclosed rear garden, partly laid to lawn.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

C

