



## Tonclwyda offers over £200,000

- No On Going Chain
- Double Garage and Driveway To Rear
- Backing onto Playground
- Jaw Dropping Views to Front and Rear
- Perfect Family Home
- EPC Rating: D



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## About the property

Gorgeously Refurbished! Deceptively Spacious! And available for sale with no on going chain! The perfect first time purchase or family home tucked into the popular, semi-rural, village location of Clyne, Neath. Conveniently located for access to well renowned local schools such as Tonnau Primary, Llangatwg Comprehensive and Neath College as well as commuting routes such as the M4 corridor and A470 via the A465 or public transport through frequently running buses and a main line train station within Neath Town Centre! The home is approached via a gated forecourt, with side access available through to an enclosed rear garden, laid with patio, lawn and flower beds. Access to the rear leads out onto a lane and the double length garage, offering the luxury of off-street parking. Opposite the lane is a quaint play ground, perfect for younger children. Internally, the property comprises of an entrance porch and hallway, with original tiled floors, stairs to the landing and doors through to a sizable lounge and modern fitted kitchen / diner. The first floor houses the family shower room with w.c and hand wash basin, all four ample sized bedrooms and access to the loft space. Internal viewings are highly recommended to truly appreciate this lovely home!

## Accommodation

### Entrance Porch & Hall

### Lounge

21' x 12' 4" Plus Recess ( 6.40m x 3.76m Plus Recess )

### Kitchen/Diner

16' 7" max x 13' 3" max ( 5.05m max x 4.04m max )

### Landing

### Bedroom One

11' 6" x 10' 1" ( 3.51m x 3.07m )



### Bedroom Two

10' 4" x 9' 3" ( 3.15m x 2.82m )

### Bedroom Three

9' 6" x 7' 2" ( 2.90m x 2.18m )

### Bedroom Four

8' 7" x 5' 6" ( 2.62m x 1.68m )

### Shower Room

### Forecourt & Rear Garden

### Double Length Garage

## Floorplan



Total floor area 101.5 m<sup>2</sup> (1,093 sq.ft.) approx

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