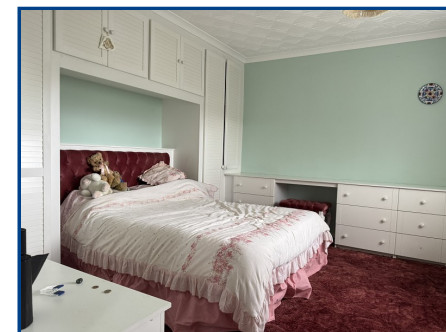




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Cefn Byrle Road
Coelbren
Neath
Neath Port Talbot.**

Price £195,000



- SPACIOUS DETACHED BUNGALOW
- DRIVEWAY PARKING & GARAGE
- IN NEED OF MODERNISATION
- NO CHAIN
- PANORAMIC MOUNTAIN VIEWS
- NEW GAS COMBI BOILER (NOV '24)

General Description

Charming 2-Bedroom Detached Bungalow with Panoramic Mountain Views - Nestled in the peaceful, semi-rural village of Coelbren, this spacious two double-bedroom detached bungalow offers a fantastic opportunity for buyers seeking a countryside retreat with exceptional potential. Surrounded by open fields and enjoying stunning panoramic mountain views, the property boasts a tranquil setting while remaining within easy reach of essential amenities.
OFFERED WITH NO ONWARD CHAIN!



Viewing: **01639 844 426**

Website: **www.ctf-uk.com**

Email: **ystradgynlais@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.

Tel: **01639 844 426**

Email: **ystradgynlais@ctf-uk.com**

Web: **www.ctf-uk.com**

Property Description

Set on a generous plot, the bungalow includes driveway parking, a garage, and a good-sized attic room with convenient access for storage. While the property would benefit from modernisation, key updates have already been made, including a new boiler installed in November 2024 - providing peace of mind for future owners. Coelbren is not only well-positioned for road access via the A465 and M4 Corridor, but it also offers a wealth of natural beauty. The village is home to the well-known Henrhyd Falls—the tallest waterfall in South Wales—and boasts numerous scenic walks. Sitting on the very doorstep of Bannau Brycheiniog National Park, the area is a

paradise for nature lovers, hikers, and outdoor enthusiasts. Although the village itself has limited amenities, it's just a short drive to Ystradgynlais and Glynneath, where you'll find a wide range of shops, pubs, restaurants, supermarkets, and other essential services.

Early viewing is highly recommended to appreciate the setting and possibilities this unique home offers!!

Porch (5' 1" x 3' 7") or (1.56m x 1.08m)

Living Room (21' 3" x 14' 6") or (6.48m x 4.43m)
Electric fire.

Kitchen (14' 6" x 9' 1") or (4.42m x 2.78m)
Fitted wall and base units. Integrated gas hob & oven have been disconnected.

Bedroom 1 (12' 4" x 11' 7") or (3.76m x 3.54m)
Fitted double wardrobes and over-bed unit, fitted dressing table and chest of drawers.

Bedroom 2 (12' 5" x 9' 4") or (3.78m x 2.85m)
Fitted wardrobe with sliding doors. Fitted single wardrobes and over-bed unit.

Bathroom (6' 10" x 6' 9") or (2.08m x 2.05m)
W/C, sink & walk-in shower

Rear Hall (8' 11" x 5' 1") or (2.72m x 1.56m)

Storage cupboard. Loft access with drop-down ladder.

Sun Room (13' 7" x 8' 3") or (4.14m x 2.51m)

Agents Notes
Central heating is LPG Gas Tank. Gas combi boiler is located in the attic room.

Services
Mains electricity, mains water, mains drainage

Tenure
Freehold

Council Tax
C

