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Plan produced using PlanUp.



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**Important notice**

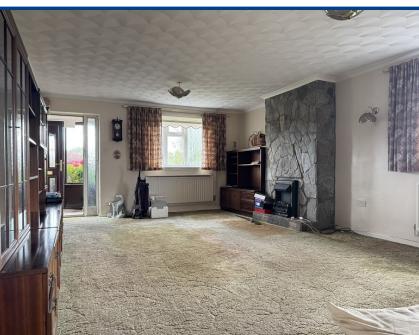
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**Cefn Byrle Road  
Coelbren  
Neath  
Neath Port Talbot.**

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!

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## 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

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