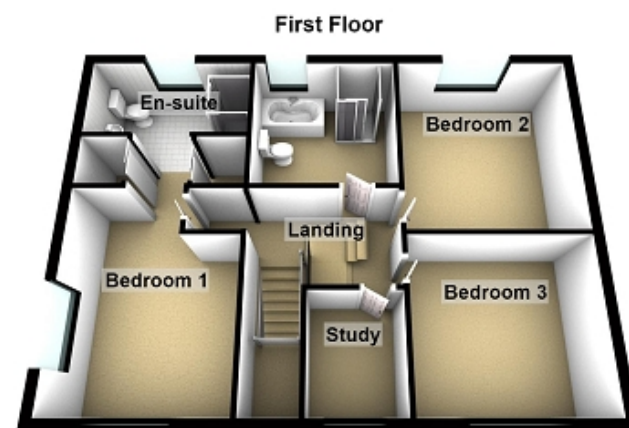
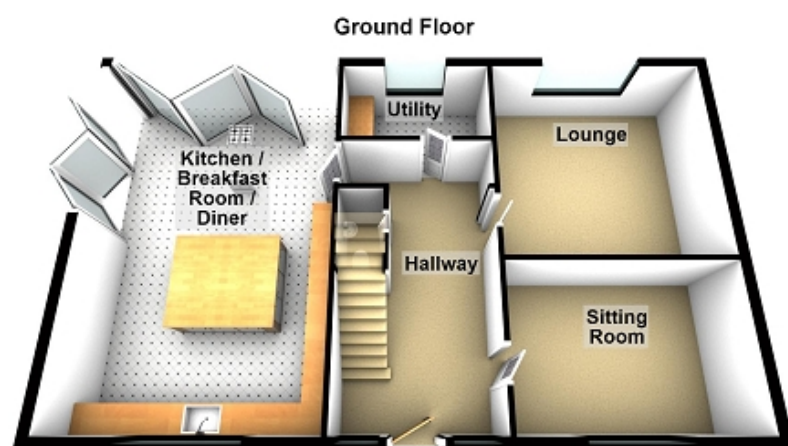
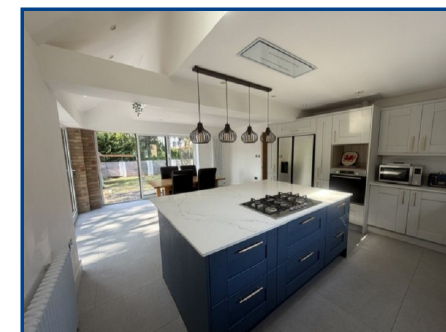
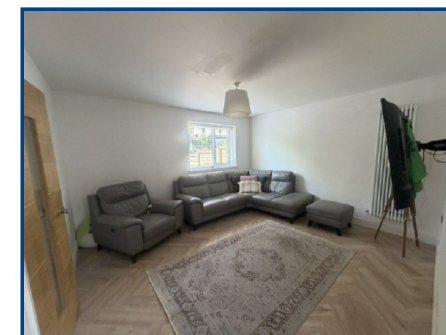


**Brodawel
Pont Nedd Fechan
Neath
Neath Port Talbot.**

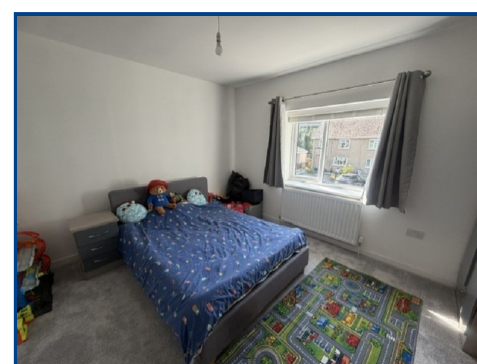
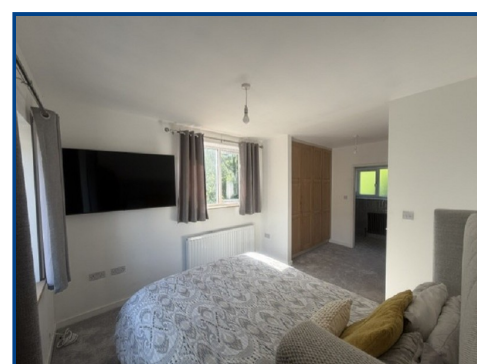
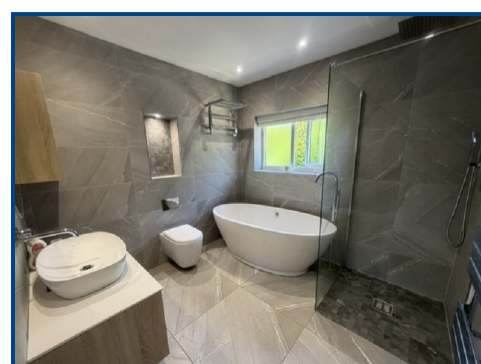
Price **£340,000**



- EXTENDED SEMI DETACHED PROPERTY
- 3 BEDROOMS + NURSERY / STUDY & ATTIC ROOM
- 2 RECEPTION ROOMS
- KITCHEN / BREAKFAST / DINER
- CLOAKROOM & UTILITY
- AMPLE OFF ROAD PARKING TO THE FRONT
- ENCLOSED SPACIOUS REAR GARDEN
- BALCONY OVERLOOKING THE RIVER
- NO CHAIN

General Description

Set within the sought-after area of Pontneathvaughan, Glynneath, this immaculately presented, beautifully renovated extended semi-detached property offers the ideal blend of contemporary living and traditional charm. Boasting three well-proportioned bedrooms plus a versatile nursery, it is perfectly suited to family life or those seeking flexible living arrangements. Call us today to schedule your viewing appointment.....



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 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Brodawel, Pont Nedd Fechan, Neath, Neath Port Talbot.

Property Description

Situated in the tranquil and picturesque village of Brodawel, Pontneathvaughan, this immaculately presented extended semi-detached property offers an exceptional opportunity for family living in one of Neath’s most desirable rural communities. Benefiting from a comprehensive renovation throughout—with only minor finishing touches remaining—this elegant home perfectly combines contemporary comfort with timeless character.

Step inside to discover a welcoming entrance leading to two impressive reception rooms, providing versatile spaces ideal for relaxation, entertaining, or family gatherings. The heart of the home is a spacious kitchen and breakfast diner, thoughtfully designed for both functionality and style—perfect for modern family life.

Upstairs, the property boasts three generously sized bedrooms, plus an additional nursery, making it an ideal choice for growing families or those seeking flexible space for a home office or guest accommodations. The main bedroom enjoys the luxury of an en suite, complemented by a stylish first-floor bathroom and a convenient ground floor cloakroom.

Outside, a paved frontage offers ample parking along the side of the property, ensuring convenience for residents and guests alike. The private, enclosed rear garden offers a peaceful retreat, with the property boundary extending to the riverbed—a truly unique feature enhanced by exclusive fishing rights, a rare privilege for the lucky new owner.

Brodawel, Pontneathvaughan, is renowned for its scenic beauty and close-knit community atmosphere. Nature lovers will appreciate immediate access to the breathtaking Waterfall Country , Sgwd Gwladys, within 30 minutes of The Brecon Beacons National Park, with countless trails and riverside walks on your doorstep. Explore the local amenities in Glynneath, just a short drive away, offering shops, cafes, and well-regarded schools.

This outstanding residence is a rare find, combining a prime village location, substantial living accommodation, and delightful outdoor benefits. Arrange your viewing today to truly appreciate everything this remarkable home has to offer.

Hallway (13' 11" x 6' 03") or (4.24m x 1.91m)

Entrance to hallway, staircase leading to the 1st floor, stone feature wall to the side of the staircase, radiator. Storage cupboard housing consumer unit, spotlights to the ceiling, under stairs storage cupboard, radiator. Doors leading to.

Cloakroom (4' 09" x 2' 08") or (1.45m x 0.81m)

Low-level WC, wall mounted hand basin. Stone feature wall with partially tiled walls, tiled flooring.

Sitting Room (13' 03" x 9' 05") or (4.04m x 2.87m)

Window to the front, radiator.

Lounge (13' 05" x 12' 11") or (4.09m x 3.94m)

Window to the rear, vertical radiator, radiator.

Utility Room (6' 05" x 4' 11") or (1.96m x 1.50m)

Brodawel, Pont Nedd Fechan, Neath, Neath Port Talbot.

Window to the rear, spotlights to the ceiling, radiator. Plumbing for a washing machine, space for a tumble dryer.

Inner Hall (7' 06" x 2' 11") or (2.29m x 0.89m)

Tiled flooring. Door access to the kitchen.

Kitchen / Breakfast Room / Diner (21' 06" x 14' 09") or (6.55m x 4.50m)

A newly fitted range of wall & base fitted units with work top over, Belfast sink, integrated dishwasher & electric oven. Centre Island incorporating gas hob with extractor fan above, with additional storage cupboards. Brick feature wall, tiled flooring, spotlights to the ceiling. Bi-foldable doors to the rear & side which opens to an unfinished balcony, overlooking the river.

First Floor Accomodation

Landing area, staircase leading to the 2nd floor. Doors leading to.

Master Bedroom (16' 10" x 10' 03") or (5.13m x 3.12m)

Window to the front & side, built in wardrobes, radiator. Opening to.

En-Suite (9' 07" x 4' 07") or (2.92m x 1.40m)

Frosted window to the rear, shower cubicle, vanity hand basin, low-level WC, tiled flooring, radiator. Partially tiled walls, spotlights to the ceiling.

Bedroom 2 (12' 10" x 0' 00") or (3.91m x 0.00m)

Window to the front, radiator.

Bedroom 3 (11' 10" x 10' 11") or (3.61m x 3.33m)

Window to the rear, radiator.

Study (6' 11" x 4' 07") or (2.11m x 1.40m)

Window to the front, radiator.

Family Bathroom (8' 09" x 8' 0") or (2.67m x 2.44m)

Frosted window to the rear, free standing bath, shower cubicle, vanity hand basin, low-level WC. Spotlights to the ceiling, tiled flooring, heated towel rail.

Attic Room (17' 03" x 10' 11") or (5.26m x 3.33m)

Potential to convert to addition al bedroom, if planning was approved.

External

Partially paved frontage with, driveway for several cars to the side of the property. Enclosed rear garden benefiting from lawn, with unfinished area to create a patio. open access area to the river bed with fishing rights.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

B

