

Brynhyfryd,

offers in the region of £200,000

- Sizable Plot
- Driveway and Garage
- Sought After Location
- Very Well Presented
- Lovingly Maintained
- EPC Rating: E
- Council Tax Band : C



3 1 2

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About the property

The Perfect First Time Purchase or Family Home, now available for sale with no on going chain within Brynhyfryd, Glynneath. Conveniently located for attendance to Welsh and English Speaking Primary Schools, & Llangatwg Comprehensive as well as transport routes via The A465, bus, or main line train station within Neath Town Centre! Neighbouring the Brecon Beacons National Park with great access to Pontneddfechan' Four Waterfalls Walk!
The home is approached via a gated driveway, with adjacent lawn, leading toward the detached garage and store room. Side access leads past the porch, into an enclosed rear garden laid with tiers of patio and lawn. Internally, the property comprises of an entrance hallway, with stairs to the landing, and doors through to a comfortable living room, modern fitted kitchen, separate dining room and the utility space! The first floor houses all three bedrooms, access to the loft space and the family bathroom consisting of a bath with shower over, wash hand basin and separate w.c. Internal viewings are highly recommended to truly appreciate the lovely home.

Accommodation

Entrance Hallway

Lounge

Dining Room

Kitchen

Utility Room

Landing

Bedroom One

ntern









Bedroom Two

Bedroom Three

Bathroom

Front And Rear Gardens

Driveway and Garage

Agents Note

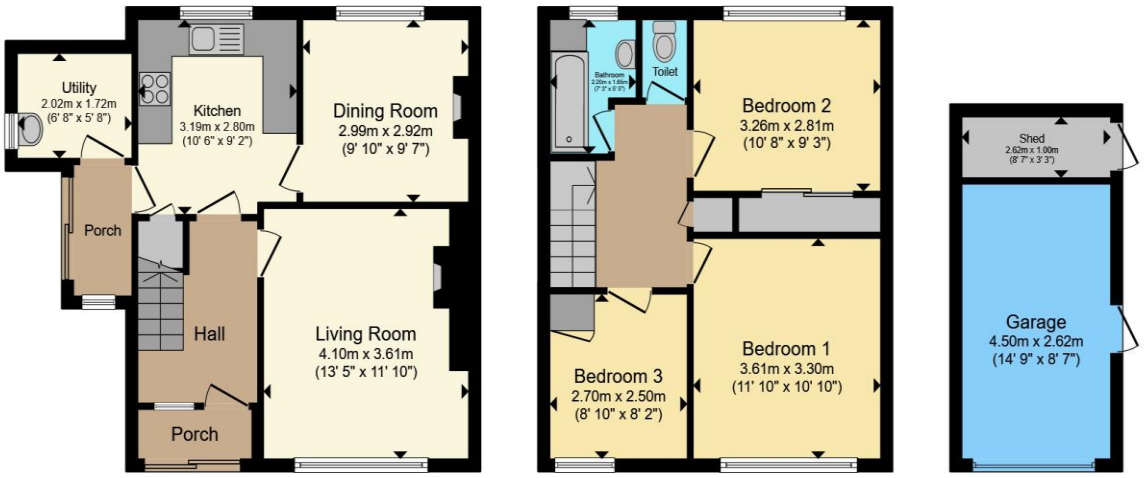
The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total floor area 104.5 m² (1,125 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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