



## **Rownad** offers in the region of **£300,000**

- Detached Bungalow
- No On Going Chain
- Deceptively Spacious Plot
- Potential Developmental Opportunity
- Semi-Rural Location
- EPC Rating: B



 3  1  2





## About the property

The perfect family home or down-size now available for sale within the sought after, semi-rural location of Pontneathvaughn with no on going chain! Boasting excellent links to the A465, onto the M4 corridor, as well a waterfall country within Brecon Beacons National Park! The nearby village of Glynneath features Welsh & English speaking Primary Schools, local stores and running buses. The property lies on spacious plot with wrapping gardens, a row of solar panels, patio spaces, a driveway and detached garage! This allows for a potential development opportunity with previous planning approved for a second dwelling which has now lapsed. Internally, the property comprises of an entrance hallway to the front & side, with a sizable lounge fitted with a log burner, a spacious dining area / foyer and a fitted kitchen. To the rear is three double bedrooms of which two boast fitted wardrobes. Internal viewings are highly recommended to truly appreciate this property!

## Accommodation

### Entrance Hallway

### Lounge

19' x 11' 2" Plus Recess ( 5.79m x 3.40m Plus Recess )

### Dining Room

12' 8" x 12' 1" Plus Recess ( 3.86m x 3.68m Plus Recess )

### Kitchen

12' 1" x 10' 7" Max ( 3.68m x 3.23m Max )



### Bedroom One

12' 8" Into Wardrobes x 12' 8" ( 3.86m Into Wardrobes x 3.86m )



### Bedroom Two

12' 5" x 8' 9" Max ( 3.78m x 2.67m Max )

### Bedroom Three

12' Max x 11' 9" Max ( 3.66m Max x 3.58m Max )



### Shower Room



### Wrapping Gardens

### Driveway

### Garage

20' 1" max x 10' 9" max ( 6.12m max x 3.28m max )

## Floorplan



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.focalagent.com](http://www.focalagent.com)

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