



Ffynnon Dawel, offers in the region of £370,000

- Extended Family Home
- Landscaped Gardens
- Modern Fitted Kitchen and Bathrooms
- En-Suite From Master Bedroom
- Multiple Reception Spaces
- EPC Rating: C



 4  2  2



About the property

The perfect family home! An immaculately presented, deceptively spacious and extended, four bedroom property now available for sale within Ffynnon Dawel, Aberdulais! Boasting excellent links to commuting routes from the A465 to the M4 corridor, as well as public transport via frequently running buses or a main line train station within the Town Centre. Convenient for attendance to Llangatwg Community Comprehensive, Catwg Primary and Neath College! The home is approached via a garden to the front decorated in slate stone with a driveway for two vehicles leading up to a sizable garage. Side access is available via a secured gate through to an enclosed rear garden fitted with patio spaces & pergola. Internally, the property benefits from wooden shutters and newly fitted oak doors throughout and comprises of an entrance hallway, with stairs to the landing, and doors through to the cloakroom, bay fronted lounge with an electric fire place, a separate utility area and the modern fitted, extended kitchen diner leading through to the orangery with motorised blinds and bi-fold doors. The first floor houses all four bedrooms, a jaw dropping family bathroom and En-Suite from the master room. Internal viewings are highly recommended to truly appreciate this lovely home!

Accommodation

Entrance Hallway

Cloakroom

Lounge

14' 1" x 11' 2" Min (4.29m x 3.40m Min)

Kitchen Diner

23' 1" x 9' 5" max (7.04m x 2.87m max)

Utility Room

5' 5" x 4' 8" (1.65m x 1.42m)



Orangery

15' x 9' 2" (4.57m x 2.79m)

Front & Rear Gardens

Driveway & Garage

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Floorplan

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 fittings 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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