



## Merthyr Road

£170,000

- Three Double Bedrooms
- Allocated Parking to The Rear
- Two 'wash rooms'
- Ideal Family Home
- Sought After, Semi Rural Location
- EPC Rating: Awaiting



 3  2  1



## About the property

A lovingly maintained and deceptively spacious, ideal family home, beautifully presented throughout and nestled into the heart of Pontwalby, Glynneath. This semi-rural village location offers excellent links to local stores, primary schools and bus routes with convenient access to the M4 corridor via the A465! Neighbouring Pontneddvaughn and the Brecon Beacons National Park, excellent for those looking to reconnect with nature!

Internally, the property comprises of an entrance hallway, with stairs to the landing and doors through to a sizable lounge, kitchen diner and ground floor shower room. An exit leads out to a low maintenance garden to the rear with access to a lane and parking. The first floor houses all three double bedrooms and a family bathroom. Internal viewings are highly recommended!





## Accommodation

### Entrance Hallway

### Lounge

21' 4" x 14' Max ( 6.50m x 4.27m Max )

### Kitchen

16' 1" x 10' 8" Max ( 4.90m x 3.25m Max )

### Shower Room

### Landing

### Bedroom One

16' 1" x 9' 8" ( 4.90m x 2.95m )

### Bedroom Two

11' 4" x 10' 1" ( 3.45m x 3.07m )

### Bedroom Three

10' 8" Max x 8' ( 3.25m Max x 2.44m )

### Bathroom

### Rear Garden

## Floorplan



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