



Heol Y Felin, £170,000

- Approved Planning Permission For Extension
- Double Fronted
- Ideal Family Home
- Great Links to Great Schools
- Garage & Parking to Rear
- EPC Rating: E



 3  1  2



About the property

A beautifully presented ideal family home, nestled onto a quaint side street within the sought after, semi-rural village location of Cwmgwrach, Neath! With fantastic links to the A465 leading through to Merthyr & the M4 Corridor, as well as the Brecon Beacons National Park. Well positioned for attendance to Blaengwrach Primary & Llangatwg Community Comprehensive.

The home is approached via a gated forecourt leading toward the entrance. Side & Rear access is available into a back garden, laid with artificial grass and beds of wildflowers, with space for a driveway and a spacious garage onto a lane. Internally, the property comprises of an entrance hallway, with stairs to the landing and doors through to two generous sitting rooms, the largest is fitted with a log burner, and the kitchen diner. The first floor houses all three double bedrooms and the family bathroom!

Currently gorgeously presented and benefiting from limitless potential through approved extension plans, internal viewings are highly recommended to truly appreciate this lovely home!





Accommodation

Entrance Hall

Lounge/Diner- 23' 6" x 10' 1" Max (7.16m x 3.07m Max)

Dining Room- 11' x 10' 1" Plus Recess (3.35m x 3.07m Plus)

Kitchen 13' 9" Max x 13' 1" Plus Recess (4.19m Max x 3.99m)

Landing

Bedroom One- 14' 4" x 10' 9" (4.37m x 3.28m)

Bedroom Two- 14' x 10' 3" (4.27m x 3.12m)

Bedroom Three- 12' 7" Plus Recess x 9' 2" (3.84m Plus Recess)

Bathroom

Front & Rear Garden

Garage

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

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