



pa peter
alan

Pencynor, offers in the region of £300,000

- Characterful home
- Side lane providing off-road parking access
- Open plan kitchen/diner
- Utility Room
- EPC Rating: B
- Tax Band D



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About the property

For sale, this charming beautiful three-bedroom detached home situated in the sought after village of Cilfrew. With excellent links to local amenities including Cilfrew Primary, Llangatwg Community Comprehensive & Neath College! Fantastic for commuters with easy access to the M4 corridor via the A465! Neath Town Centre is nearby with a main line train station, high street stores, bars & restaurants as well as frequently running buses.

Approached via a private pathway to the front entrance, with vehicle access and parking available via a lane to the side of the property, the home immediately offers a sense of privacy and individuality. Internally, a welcoming entrance hallway leads through to the heart of the home, a spacious open plan kitchen/dining room bursting with cottage-style character. Leading from the kitchen is a versatile additional reception room, perfect for use as a home office or hobby space, with steps rising to the first floor. The ground floor further benefits from a useful WC/utility room and a bright, generously sized living room featuring a log burner, creating a warm and inviting atmosphere.

To the first floor are two well-proportioned double bedrooms, a comfortable third bedroom, and a modern family bathroom fitted with both a bath and separate shower.

Externally, the rear garden provides a peaceful retreat with a patio seating area leading onto a generous lawn. Surrounded by mature bushes and shrubs, the garden enjoys a high degree of privacy.



Entrance Hallway

Bedroom Two

Kitchen/Diner

Family Bathroom

Reception Room One

Bedroom Three

W.C./Utility

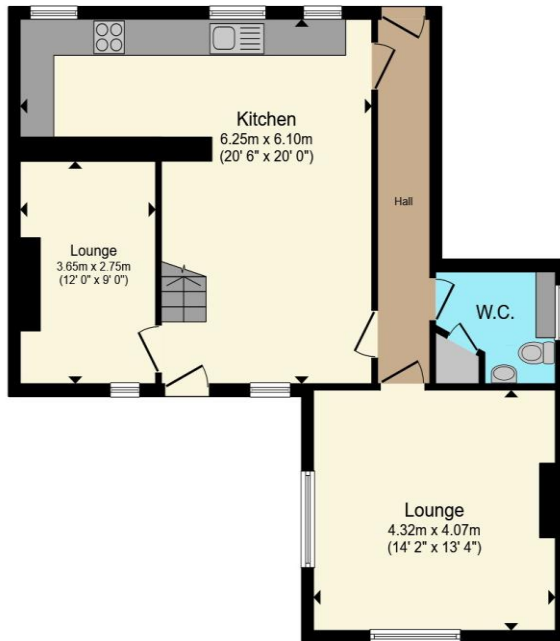
Agents Note

Reception Room Two

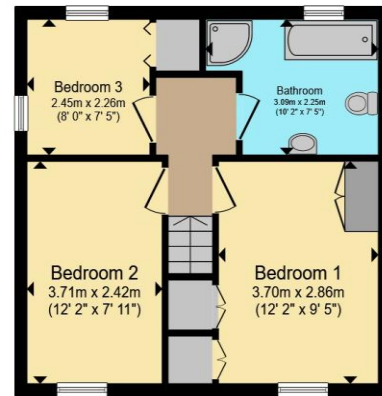
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Bedroom One

Floorplan



Ground Floor



First Floor

Total floor area 104.3 m² (1,122 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 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.