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Swn Y Nant Vale  
View  
Pont Nedd Fechan, Neath,  
Neath Port Talbot, SA11  
5UN

## Swn Y Nant Vale View

Asking price **£389,995**

We are delighted to market this well presented, four bedroom detached residence, situated in the sought-after village location of Pontneddfechan.

Beautifully presented, four bedroom detached property.

Four bedrooms, two of which have En suites.

Two reception rooms.

With panoramic views of the surrounding hills.

Located in the highly sought after area of Pontneddfechan.





As you enter the property via a UPVC double glaze door you are greeted by a spacious entrance hall/dining area (4.45m x 3.24m) with staircase to first floor, two double glazed windows to front, two vertical radiators, tiled flooring. The main living room (4.71m x 4.46m) is positioned at the rear of the property, with a double glazed window to side, and double doors looking onto a conservatory, inglenook fire place with wood burning stove, radiator and Oak flooring.

The Conservatory (4.25m x 3.16m) which has a Cambrian tile solid roof, has UPVC double glazed windows, and doors leading out to a decked area which enjoys panoramic views over the surrounding hills, radiator and solid oak flooring. Kitchen / sitting room (7.97m x 3.00m) has a matching range of base and eyelevel units with granite worktop over, space for range master gas oven with extractor over, integrated composite sink, integrated dishwasher, space for American fridge freezer, door to utility room, double glazed window to front, two radiators and solid oak flooring.

Off the kitchen is a Utility room which has double doors leading to the garden, plumbing and space for white goods, radiator and solid oak flooring which runs through to the ground floor WC.

The WC comprises a two piece suite, close coupled WC, wash hand basin with vanity unit below and solid oak flooring.

The Master bedroom (4.24m x 3.18m) which is positioned at the front of the property has a double glazed window, spotlights, vaulted ceiling, radiator and fitted carpet. Off this room is a walk-in wardrobe/dressing room (3.19m x 1.73m) which has a range of fitted hanging space, spotlights, radiator and a fitted carpet. Accessible from the walk in wardrobe is the En suite (3.11m x 1.78m) which has a double glazed window to rear with panoramic views. Comprising a three-piece suite close coupled WC, walk in shower cubicle/steam room with an integrated sound system, fully tiled, His and Hers wash hand basin, set into a vanity unit, storage cupboards, chrome heated towel rail, and vinyl flooring. Bedroom Two (4.47m x 3.60m) which is at the rear of the property has a double glazed window enjoying panoramic views, spotlights, radiator fitted carpet with door to; an En suite (2.38m x 1.29m) which comprises; a three piece suite, close coupled WC, pedestal wash hand basin, electric shower, spotlights, fully tiled.

Bedroom Three (3.00m x 3.14m) is at the front of the property, double glazed window, radiator, fitted carpet. Bedroom Four (4.27m x 2.24m) is at the front of the property, double glazed window, radiator, built-in wardrobes, shelving and fitted carpet.

The Family bathroom (3.58m x 3.05m) which is at the rear of the property comprises a four piece suite, corner Jacuzzi bath with detachable showerhead, close couple WC, his and hers wash hand basins, chrome heated towel rail, double shower cubicle with mixer shower, airing cupboard housing a gas combination boiler and vinyl flooring.

Externally the property benefits from front and rear gardens with side access and ample space for off-road parking. The rear garden which enjoys a southerly aspect has beautiful panoramic views over the surrounding hills.





## Directions

SAT NAV users please use SA11 5UN.

## Tenure

Freehold

## Services

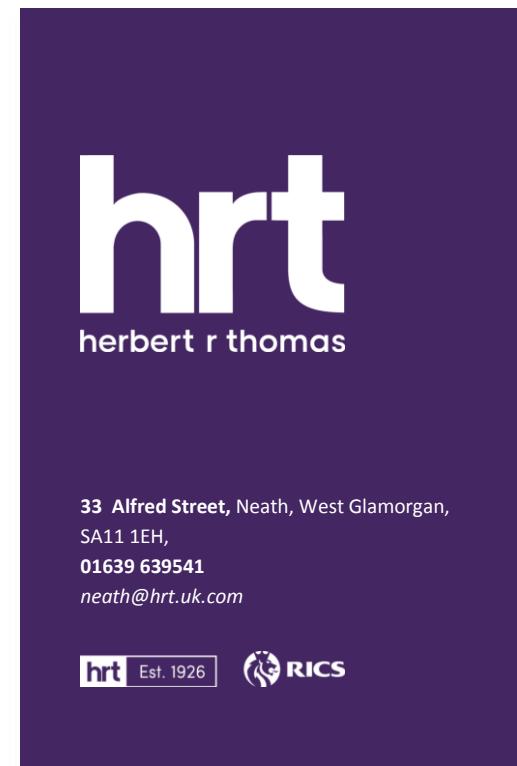
All Mains Services

Council Tax Band F

EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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## Energy Performance Certificate

HM Government

Sw y Nant, Vale View, Pont Nedd Fechan, NEATH, SA11 5UN  
 Dwelling type: Detached house Reference number: 6904-6826-0629-5707-8113  
 Date of assessment: 02 September 2019 Type of assessment: RdsAP, existing dwelling  
 Date of certificate: 26 September 2019 Total floor area: 146 m<sup>2</sup>  
 Use of this document: To find out how you could save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,114

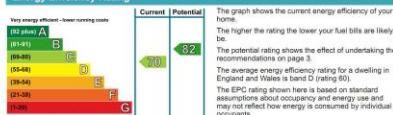
Over 3 years you could save £ 543

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 270 over 3 years	
Heating	£ 2,484 over 3 years	£ 1,983 over 3 years	
Hot Water	£ 360 over 3 years	£ 318 over 3 years	
<b>Total:</b>	<b>£ 3,114</b>	<b>£ 2,571</b>	<b>You could save £ 543 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 108
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 219
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 216

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.esienergyadvice.org.uk](http://www.esienergyadvice.org.uk) or call telephone 0800 444262. The Green Deal may enable you to make your home warmer and cheaper to run.

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