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Bryn Ffynnon  
Ystradfelle Road  
Glynneath,  
Neath,  
Neath Port Talbot,  
SA11 5UW

# Bryn Ffynnon Ystradfellte Road

Asking price **£415,000**

An impressive four double bedroom unique self build detached family home, situated in the sought after and picturesque village of Pont Nedd Fechan.

New to market since its construction

Available to purchase with no ongoing chain

A unique executive detached family home

Located in the peaceful and sought after village of Pont Nedd Fechan

Within walking distance to idyllic waterfall walks and village amenities

Less than a five minute drive for convenient commuter access to the A465

Three reception rooms

Four double bedrooms with en-suite to Master bedroom

Enclosed sweeping front and side gardens

Large double garage and driveway parking





Situated in the popular and picturesque village of Pont Nedd Fechan and available to purchase with no ongoing chain, is this executive four bedroom detached family home.

Pont Nedd Fechan is well known for its idyllic setting, with beautiful natural waterfall walks just a short stroll away and reputable public houses to relax and unwind in.

The property has been sympathetically built to fit in with the overall aesthetic of the area, with stone mason built boundary walls, full rendered exterior walls with stone edging and double glazed sash windows.

To the ground floor, the property's entrance hallway gives access to two reception rooms, the kitchen and a useful cloakroom. The entrance hallway has ceramic tiled flooring that continues into the cloakroom, with a solid oak staircase providing access to the first floor accommodation.

The open plan lounge/diner is a bright and spacious room, with fitted carpet flooring, windows to three aspects and a focal feature contemporary gas fireplace to one wall. The kitchen can be accessed from both the hallway and the lounge/diner. The kitchen has been fitted with a range of bespoke solid oak base and wall mounted units, with a granite worksurface over. The kitchen offers space for three appliances (can be sold under separate negotiation), an integrated electric oven with four burner induction hob, space for American style fridge/freezer and features a solid fuel Rayburn. The kitchen offers ceramic tiled flooring and a doorway at the rear providing light, access and views into the rear courtyard garden. The smaller reception

room on the ground floor makes for an ideal home office, playroom or second sitting room.

To the first floor the landing gives access to all four double bedrooms and the family bathroom. All the bedrooms feature fitted carpet flooring and windows offering far ranging views. The Master bedroom further benefits from fitted wardrobe storage, a useful closet space and its own private en-suite shower room. The family bathroom features a white four piece suite comprising; bath, corner shower cubicle, pedestal wash hand basin and low level WC.

Outside the main enclosed garden areas are to the front and side of the property. The gardens feature sweeping stone steps

and pathways and is laid mainly to lawn. To the side of the garden and accessed off a private cul-de-sac is a level brick pavia style driveway which leads to a large double garage. The garage has an electric up and over main door and houses a modern boiler system and cylinder immersion tank.





### Directions

SATNAV USERS: SA11 5UW

### Tenure

Freehold

### Services

All mains services  
Council Tax Band  
EPC Rating C

Viewing strictly by  
appointment through  
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#### Energy performance certificate (EPC)

**i** This certificate has expired.

You can get a new certificate by visiting [www.gov.uk/get-new-energy-certificate](http://www.gov.uk/get-new-energy-certificate)

#### Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).

[dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk)  
Telephone: 020 3820 0748

Energy rating	The certificate expired on	21 August 2023
<b>C</b>	Certificate number	2023-0039-7068-1007-4024
Property type	Detached house	
Total floor area	152 square metres	

#### Rules on letting this property

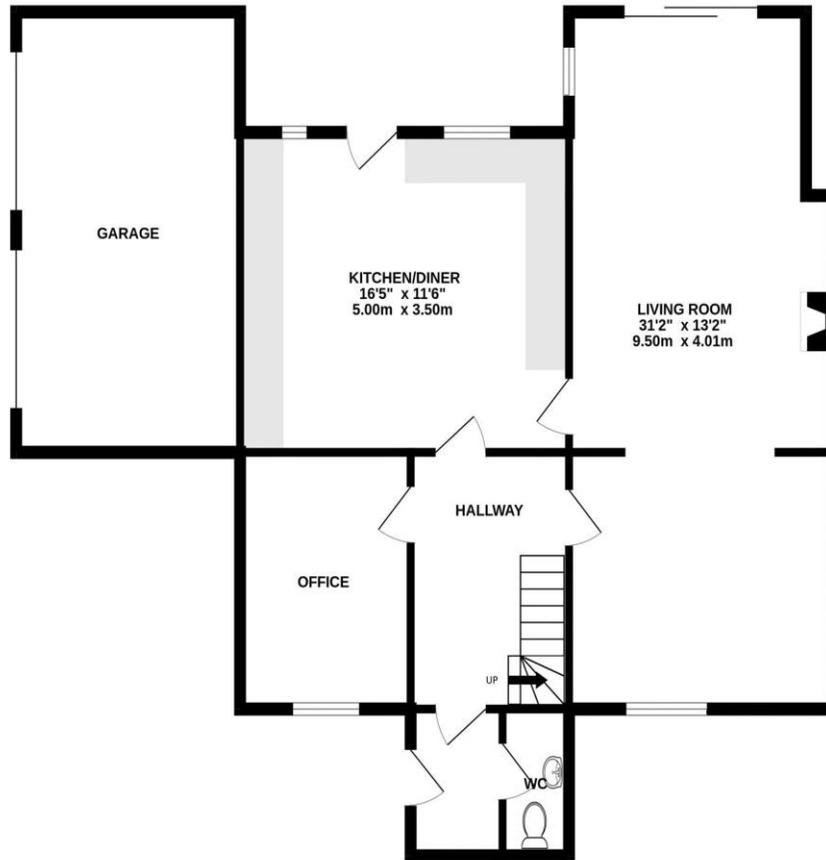
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

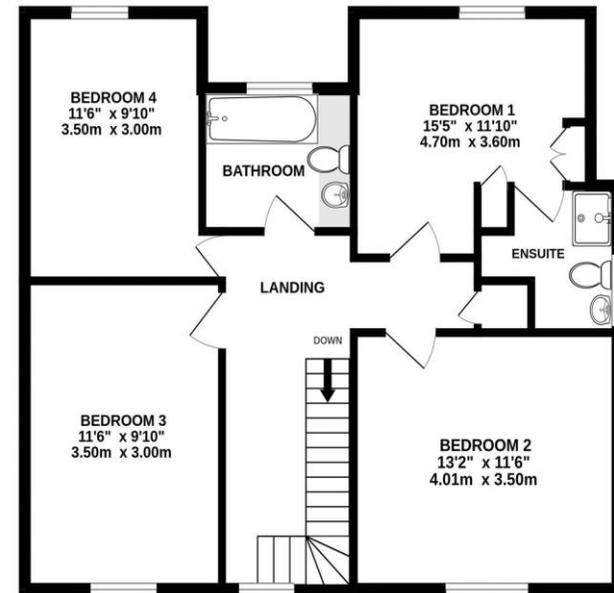
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR  
1090 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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