

ESTAS
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BEST IN POSTCODE
WINNER 2025

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52 Pontneathvaughan Road, Glynneath, Neath, Neath Port Talbot, SA11 5NS

£400,000



PETER MORGAN

Main Features

- Charming Detached Home
- Sought After Village Location
- Three Double Bedrooms
- Fantastic Far Reaching Views
- Freehold
- Man Cave To Rear With Tiki Bar & Gym
- Traditional Features Throughout
- EPC - D / Council Tax Band - D
- Potential For An Ideal Airbnb
- Need A Mortgage? We Can Help!

General Information

Charming Detached Home with Countryside Views in a Picturesque Village Setting

This unique and delightful property offer a perfect balance of rural countryside, easily accessible amenities, and new link roads to all the major towns and cities of south Wales

Located in an elevated position, this property offers a Buena Vista view of Craig y Llyn mountain, the Nedd valley and Swansea bay on a clear day. Also featuring a beautifully tiered rear garden complete with a stylish multi use 'Man Cave' with in house "Tiki Bar" and log burner. a wooden gazebo the perfect location for a hot tub and a large decking area overlooking the mountains and valley below. Perfect for entertaining or unwinding in peace.

Downstairs, you'll find a welcoming layout with a hall, two generous reception rooms, a characterful farmhouse kitchen, a large laundry room and a shower bathroom. Upstairs, you'll find a large landing area leading to three double bedrooms and bathroom with beautiful cast iron bath, all enhanced by original features throughout, adding warmth and personality to every space. Also having roadside parking for several cars and a secure garage opposite offering off road parking.

Located in a semi rural village close to three highly rated restaurants in Pontneddfechan, Sgwd Gwladys, The Old White Horse and The Angel Inn, also

close to the heart of the village Glynneath offering local shops, primary schools and parks.

The gateway to the Brecon Beacons national park and the Waterfall country are less than one kilometre walk away which is ideal base for walkers, mountain bikers, canoeists, fishermen and anyone who loves nature at its best.

This unique property perfectly balances village convenience with tranquil rural living—an exceptional opportunity not to be missed.

GROUND FLOOR

Conservatory

Surround uPVC double glazed windows, Mosaic type tiled flooring and entrance to hallway.

Hallway

Wooden flooring.

Dining Room

uPVC double glazed windows to front aspect, wooden flooring, original coving and original Adam style slate fireplace.

Lounge

uPVC double glazed window with far-reaching views, wooden flooring, decorative panelling and Oak Adam Style fireplace.

Kitchen

Farm House kitchen appointed with a range of matching wall and base units with work tops over and inset ceramic sink with mixer tap. uPVC double glazed window to side aspect, range cooker with brick surround, tiled walls, original column radiator, wood-effect tile flooring and dining area. Doors to access lounge, shower room & utility.

Shower Room

Comprising of a low level WC, wash hand basin and shower cubicle. uPVC double glazed window, tiled flooring and under stairs storage.

Utility Room

uPVC double glazed window, base units with storage, storage shelving, plumbing in place for washing machine and tumble dryer, storage unit with wooden block work top, space for free standing fridge freezer, tiled flooring and separate sink unit with double ceramic sink with mixer tap.

uPVC door to access rear.

FIRST FLOOR

Landing

uPVC double glazed window, large landing with carpeted flooring and access to the loft above.

Doors to;

Bedroom Three

uPVC double glazed window to front aspect boasting mountain views of Craig y Llyn, wooden flooring, original cast iron fireplace and radiator.

Bedroom Two

uPVC double glazed window to side aspect, wooden flooring, radiator, decorative wall panelling and fitted wardrobes.

Master Bedroom

Two uPVC double glazed windows boasting mountain views of Craig y Llyn, carpeted flooring, decorative cast iron radiator and fitted wardrobes.

Bathroom

Comprising of a low level WC, free standing pedestal sink and free standing cast iron bath. uPVC double glazed window, part tiled walls and radiator.

EXTERNALLY

Gardens

Front well maintained garden with large decking area and conservatory boasting far reaching mountain, valley and Swansea Bay views.

Side garden landscaped laid to lawn area with wooden gazebo housing hot tub. Two large sandstone paved patio areas and access to Man Cave.

Rear garden laid to lawn having vegetable plot, fruit trees and a large tool shed. Adjoining large managed natural oak woodland.

Garage

Opposite the property a single garage with up and over door for off road parking.

Outhouse

Man cave having Tiki Bar, Beehive fireplace with cast iron log burner, space for wide screen TV, gym area, fridge freezer, uPVC double glazed window and uPVC French doors.

Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

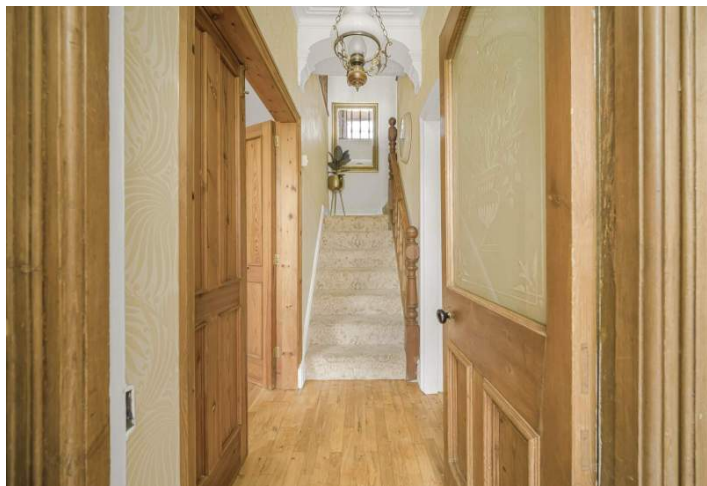
Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

Current council tax banding D

Current heating type Gas

Tenure (To be confirmed) Freehold









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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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