



## 9 Clos Yr Ysgol, Clyne, Neath, SA11 4BW

**Price £219,995**

The location of this development is truly exceptional, with picturesque walks and stunning waterfall attractions right on your doorstep. For those who enjoy the outdoors, the proximity to the Gower Peninsula and the Brecon Beacons National Park provides endless opportunities for exploration and adventure. Convenience is key with this property, as it offers easy access to the amenities of Neath Town Centre, Swansea beaches, and the M4 corridor. Whether you're looking to relax by the coast or embark on a hike in the stunning Welsh valleys. The property benefits from gas central heating and double glazing, integrated fitted kitchen, two bathrooms, lounge, cloakroom and off road parking to front. Viewing comes recommended.

## Main Dwelling



## Kitchen



## Hallway



## Landing

### Bedroom one



## Lounge



En-suite



Family bathroom



Bedroom two



Rear garden



Bedroom three

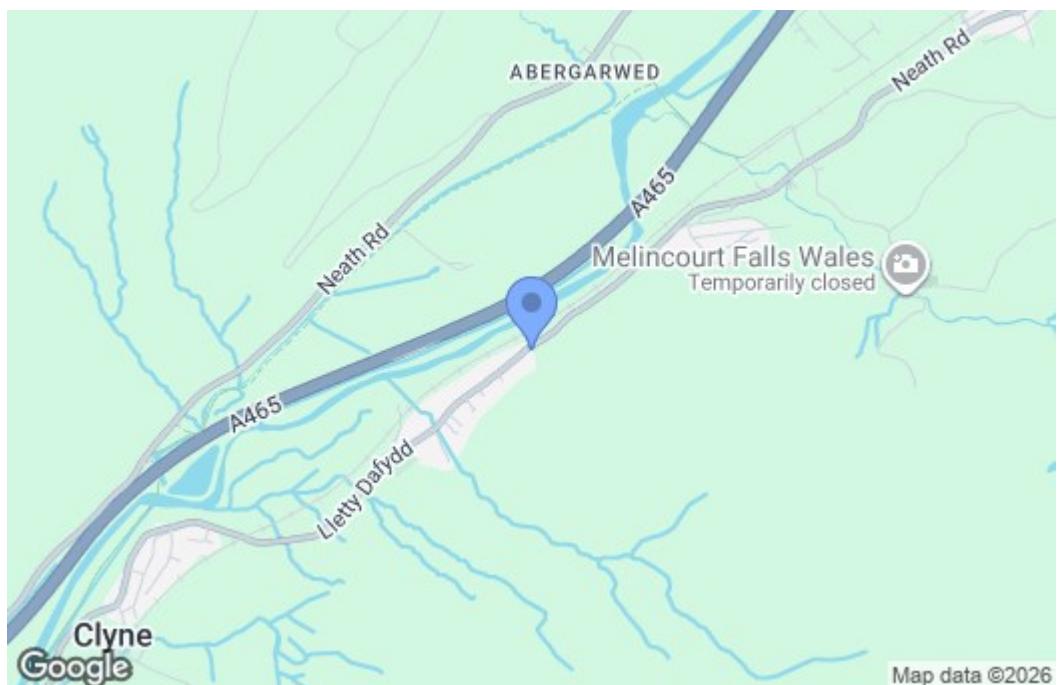


Drone view



## Floor Plan

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

