



## 14 Vale View, Neath, SA11 5UN

**£259,950**

Nestled in the picturesque Vale View area of Neath, this charming detached bungalow presents an exceptional opportunity for those seeking a tranquil lifestyle on the edge of the stunning Brecon Beacons National Park. With immediate vacant possession and no onward chain, this property is ready for you to move in without delay. The bungalow would require some modernising though boasts three bedrooms, providing ample space for family living or guest accommodation. The inviting lounge is perfect for relaxation, while the conservatory offers a bright and airy space to enjoy the surrounding views and natural light. For those who appreciate convenience, the property includes a double garage and off-road parking, ensuring that your vehicles are secure and easily accessible. Additionally, the nearby waterfall attraction and a selection of charming country restaurants make this location truly special, offering both leisure and culinary delights within walking distance.

## Main dwelling

### Kitchen 12'61 x 8'39 (3.66m x 2.44m)



Spacious kitchen in oak wo include plenty of base and wall units, glass display cupboards, electric hob and oven, with extractor hood above, integral fridge, twin bowl sink, tiled flooring, window to front, coved ceiling and radiator.



### Inner hall 11'75 x 5'78 x 7'49 narrowing to 3'64 (3.35m x 1.52m x 2.13m narrowing to 0.91m)



Double cupboard with shelves.

### Lounge 16'94 x 13'18 (4.88m x 3.96m)



Lovely and spacious room with lots of natural light flooding through, tiled fireplace, tow windows to side in need of replacing, patio doors leading through to the conservatory, wood cladding to ceiling with feature beams and two radiators.



**Conservatory 11'9 x 7'3 (3.58m x 2.21m)**



This room offers some beautiful views over the rear garden and some mountain views in the distance. There are patio doors leading out to the garden, tiled flooring and windows to both sides.

### Conservatory



**Bedroom one 12'73 x 12'65 (3.66m x 3.66m)**



With fitted wardrobes and cupboard housing the cylinder water tank, window to rear and radiator.



**Bedroom two**



Double room with window to side, cladding to ceiling with feature beam and radiator.

**Bedroom three 9'12 x 7'67 (2.74m x 2.13m)**



With window to rear and radiator.



### Family bathroom 7'85 x 5'36 (2.13m/25.91m x 1.52m)



Fitted suite to include, panel bath with shower mixer taps and shower screen, Heritage pedestal wash hand basin, housed WC, built-in-cupboard, fully tiled to walls, window to front and radiator.

### Rear garden



A beautiful rear garden with distant mountain views, featuring small steps leading to a charming patio area. Beyond, a small lawn is adorned with vibrant bushes and shrubs, creating a serene outdoor retreat. A second patio area to the side offers additional space for relaxation or entertaining.

### Front garden



Bordered with part hedging, gated access to two driveways, lawned area and parking for about three cars.

### Front garden



### Front garden



### Garage



### Driveway



Double garage with electric roller doors, power and light, there is a pit and water in the garage with side access from the side.

### Patio



### Drone



**Council tax**

Council Tax

Band:

D

Annual Price:

£2,054 (avg)

**Services**

Conservation Area ; No

Floor Area; 807 ft 2 / 75 m 2

Mobile coverage; EE; Vodafone; Three; O2

Broadband

Basic

1 Mbps

Ultrafast

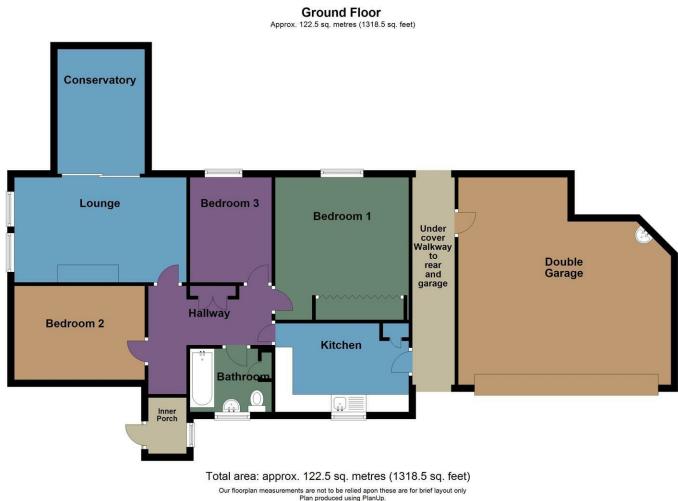
1800 Mbps

Satellite / Fibre TV Availability

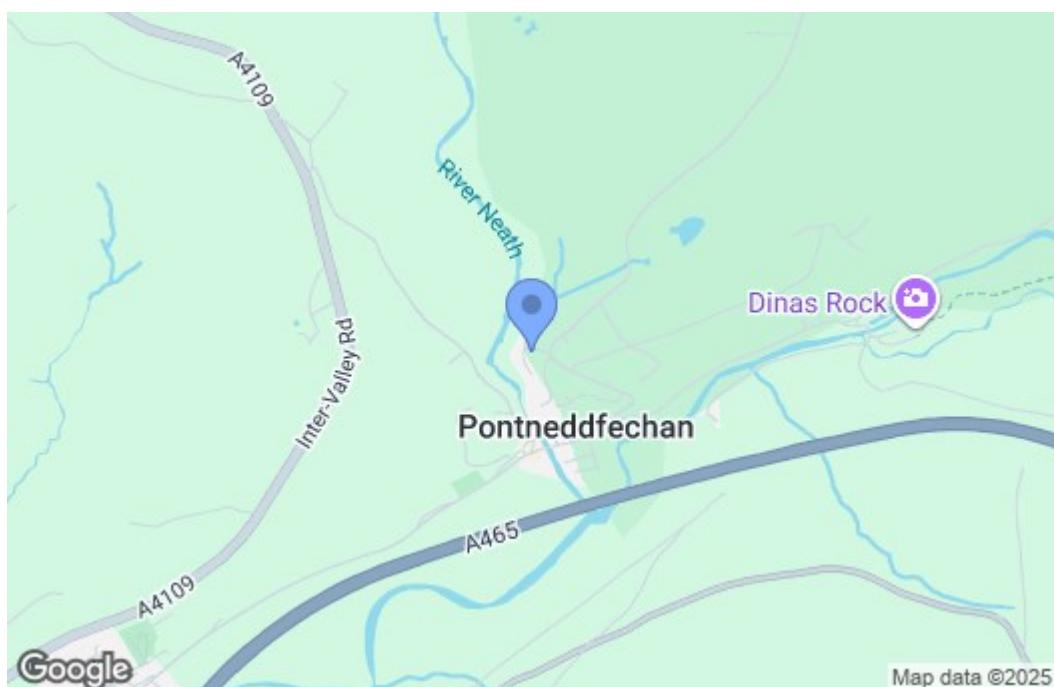
BT

Sky

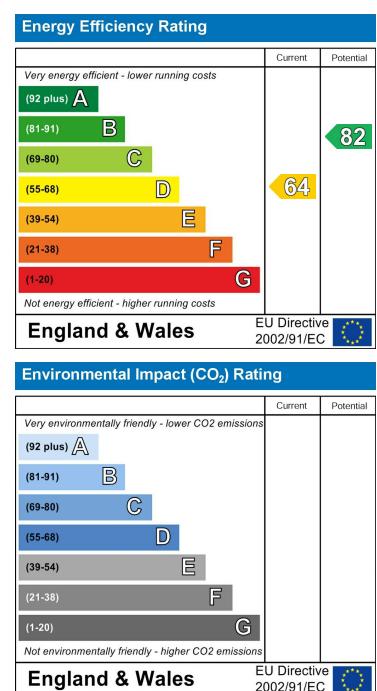
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.