



## **Trewen, 2a Morfa Glas Glynneath, Neath, Glamorgan, SA11 5RR**

**Guide price £450,000**

A superb detached period house standing in highly convenient location in spacious grounds on the fringe of popular village commanding wonderful views to the wooded hills beyond. The property has been the subject of much refurbishment to provide spacious contemporary family living to provide: Impressive reception hall; Cloakroom; Sitting room with feature fireplace and multi fuel stove; Dining Room with French doors to rear patio; Superbly fitted Kitchen / Living room with feature fireplace; Galleried landing; 3 Double bedrooms; Study; Luxurious family bathroom. UPVC double glazing. Oil fired central heating. Gated entrance to sweeping driveway flanked by extensive level lawn leading to spacious parking area for several vehicles. Garage / Workshop. Generous patio area to rear with steps down to enclosed extensive lawned garden with attractive bricked wall and conifer hedged border.

Viewing of this impressive house is highly recommended. Book today !

50 Rhosmaen Street, Llandeilo, Carmarthenshire SA19 6HA

T: 01558 822 468

F: 01558 832 712

[llandeilo@bjpco.com](mailto:llandeilo@bjpco.com)

[www.bjpco.com](http://www.bjpco.com)



# Glynneath, Neath, SA11 5RR

RECEPTION HALL 19'6" x 6'8" (5.95 x 2.04)

CLOAKROOM 6'5" x 4'5" (1.97 x 1.36)



Feature staircase to 1st floor. Hardwood block flooring. Attractive ceiling cornice work. Radiator.



Low level w.c. Corner hand basin with tiled surround.



SITTING ROOM 15'4" x 12'11" (4.68 x 3.95)



Bay window to front elevation. Arrow multi fuel stove in attractive stone surround on granite hearth with back boiler that compliments the heating system. Hardwood mantle. Granite display shelves. Hardwood block flooring.. Attractive ceiling cornice workRadiator Open plan to



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DINING ROOM 11'2" x 9'11" (3.41 x 3.04)



French doors to rear patio. Attractive ceiling cornice work. Hardwood block floor. Radiator.



REAR LOBBY 5'3" x 3'5" (1.61 x 1.05)

KITCHEN / LIVING ROOM 15'4" x 9'6" (4.68 x 2.90)



One and a half ceramic sink unit set in granite work surface with chrome mixer tap. AEG ceramic hob with feature extractor hood above. AEG electric oven. Integral dishwasher and AEG automatic washing machine. Fitted range of base and wall units with ample granite work surfaces. Plumbed for larger fridge. Built in boiler cupboard with Worcester oil fired boiler which serves the heating requirements. Granite tiled floor and skirting surround lighting. Access to airing cupboard.





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1ST FLOOR LANDING 20'4" x 7'11" (6.20 x 2.42)



LIVING AREA 16'0" x 15'11" (4.88 x 4.87)



Bay window to front elevation. Multi fuel stove set in feature stone surround with hardwood mantle and granite hearth. Attractive ceiling cornice work. Radiators x 2.



Attractive balustrade surround. Access to attic via pull down ladder. Radiator.



BEDROOM 16'2" x 15'11" (4.93 x 4.87)



Fitted range of mirror front wardrobes. Radiator.



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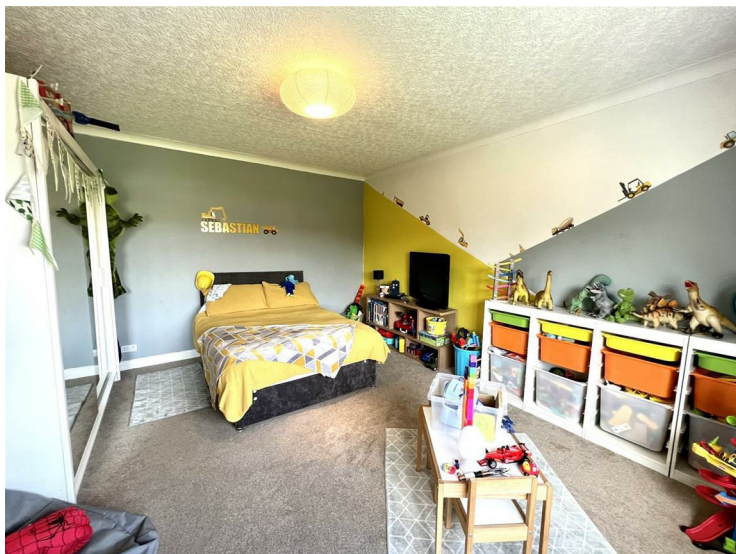
**BEDROOM 14'1" x 9'11" (4.30 x 3.03)**



Radiator.

**STUDY / DRESSING ROOM 8'5" x 5'9" (2.57 x 1.77)**  
Built in linen cupboard. Radiator.

**BEDROOM 16'0" x 12'11" (4.89 x 3.96)**



Radiator.

**BATHROOM 12'4" x 9'9" (3.76 x 2.99)**



Twin Jacuzzi bath. Twin ceramic hand basins with chrome mixer tap on attractive vanity unit. Low level w.c with fitted cistern and storage cupboards. Corner shower in tiled and glazed cubicle. Ceiling down lighters. Vanity wall mirror. Tiled walls. Column radiator.



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living. Along side which is a children's play area. Extensive lawned grounds with attractive pointed wall boundary to part with hedged boundary.



## OUTSIDE



The property has a gated entrance to a long driveway that leads to a spacious parking area at the front of the house and to a detached garage / workshop

## DETACHED GARAGE / WORKSHOP



## GROUNDS



To the front of the house there are spacious level lawns with hedged and feather board boundary. Immediately to the rear is an extensive paved patio area affording a great area for outside

## SERVICES

We are advised that the property is connected to mains electric, water and drainage.

## COUNCIL TAX

We are advised that the property is in Council Tax band "F".

## HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a PROBLEM

Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY& VALUATION

## N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details,

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however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

## OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

## PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

## LOCATION

The property sits on the fringe of the popular village of Glynneath which has excellent amenities to include for supermarkets, public houses and post office facilities. It has excellent links to the A465 to M4 road network. With Swansea and Neath within a short journey time.

## EDUCATION

There are a wide variety of schools in Glyneath, Cadoxton and Neath

## SPORTING AND RECREATIONAL

There are wonderful opportunities for walking and cycling from the property with the noted Waterfall Country within walking distance from the property. The Brecon Beacons National Park is just a short drive and the Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

## TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

## VIEWING.

Strictly by appointment only with the agents BJP Residential.

## WEBSITE

Llandeilo 01558 822468 View all our properties on:  
[www.bjpco.com](http://www.bjpco.com); [www.rightmove.co.uk](http://www.rightmove.co.uk); [www.zoopla.co.uk](http://www.zoopla.co.uk);  
[www.primelocation.com](http://www.primelocation.com), [boomin.com](http://boomin.com) or [www.onthemarket.com](http://www.onthemarket.com)



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	