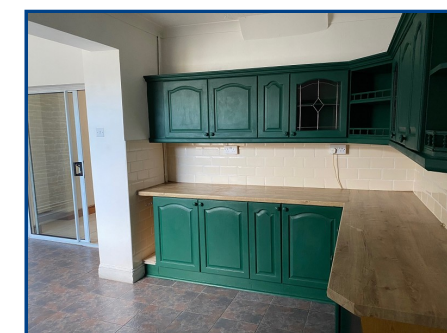
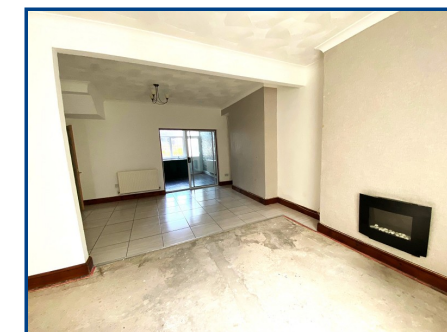




High Street
Glynneath
Neath
Neath Port Talbot.

Price **£125,000**

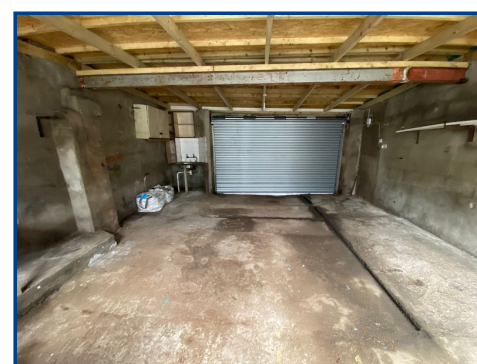
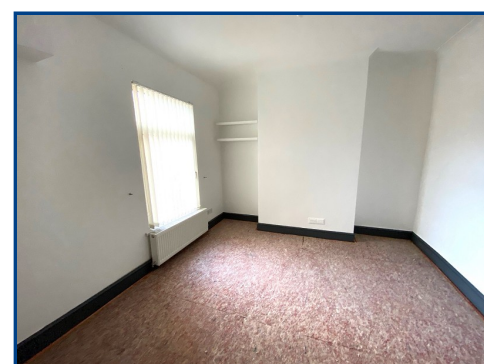


- WELL PRESENTED THROUGHOUT
- MID TERRACED PROPERTY
- 3 DOUBLE BEDROOMS
- LOUNGE DINING ROOM
- KITCHEN DINER
- FAMILY BATHROOM & UTILITY
- LOW MAINTENANCE GARDEN & GARAGE
- IDEAL FIRST TIME BUY
- COUNCIL TAX - B

General Description

EPC Rating: D62

WELL PRESENTED THROUGHOUT - We're delighted to offer this deceptively spacious mid terraced property for sale in the heart of Glynneath's High Street. The property is located in the popular semi rural village. The property is well presented throughout and benefits from fully double glazing and a gas combi boiler. Conveniently located within walking distance to local amenities, schools, good bus links and easy access to the A464/M4 corridor. Sold with **NO CHAIN**. Ideal for an investment purchase or first time buy.



Viewing: **01639 646 926**

Website: www.ctf-uk.com

Email: neath@ctf-uk.com

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

High Street, Glynneath, Neath, Neath Port Talbot.

Property Description

WELL PRESENTED THROUGHOUT - We're delighted to offer this deceptively spacious mid terraced property for sale in the heart of Glynneath's High Street. The property is located in the popular semi rural village. The property comprises of open plan lounge dining room, spacious kitchen diner, modern fitted bathroom and utility room to the ground floor with 3 double bedrooms to first floor. Externally there is a low maintenance enclosed rear garden with a spacious rear garage. The property is well presented throughout and benefits from fully double glazing and a gas combi boiler. Conveniently located within walking distance to local amenities, schools, good bus links and easy access to the A464/M4 corridor. Sold with NO CHAIN. Ideal for an investment purchase or first time buy. Viewing's Highly Recommended. EPC-D

Entrance Hall

Enter via double glazed door to front, tiled flooring, radiator, electric meter points, stairs to first floor.

Lounge/Dining Room (21' 5" x 13' 4") or (6.54m x 4.06m)

Double glazed window to front, 2 x radiators, a wall mounted electric feature fire, coving to ceiling, under stairs storage, part fitted carpet to lounge area, part tiled flooring to dining area.

Kitchen/Diner (17' 2" x 12' 1") or (5.22m x 3.68m)

A range of wall and base units with work tops over, integrated oven with 4 ring gas hob and extractor fan over, stainless steel sink unit, space for under counter fridge, part tiled walls, tiled flooring, radiator, double glazed door to rear, double glazed window to rear.

Bathroom (8' 7" x 10' 1") or (2.62m x 3.08m)

Free standing bath, walk in shower, low level w.c, pedestal wash hand basin, tiled flooring,

High Street, Glynneath, Neath, Neath Port Talbot.

tiled walls, heated towel rail, frosted double glazed window to side.

Utility (5' 5" x 7' 10") or (1.64m x 2.40m)

Double glazed window to side, wall mounted domesticated gas combi boiler, work tops over with space for under counter freezer, plumbing for washing machine, space for tumble dryer.

1st Floor Landing

Split level landing, loft access with drop down ladder (attic is boarded), doors leading to;

Bedroom 1 (14' 3" x 10' 5") or (4.35m x 3.17m)

2 x double glazed window to front, radiator, coving to ceiling, fitted sliding wardrobes.

Bedroom 2 (11' 0" x 11' 9") or (3.35m x 3.58m)

Double glazed window to rear, radiator.

Bedroom 3 (8' 6" x 11' 9") or (2.58m x 3.58m)

Double glazed window to side, radiator, sliding fitted wardrobes.

External

To the rear there is a low maintenance enclosed rear garden with decking area ideal for entertaining, spacious garage with electric shutter doors.

Broadband and Mobile phone

Superfast broadband, good mobile phone network coverage.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B

