

## 22 Pentre Street,, Glynneath,, Neath, Glamorgan, SA11 5HA

**Offers In The Region Of £124,950**

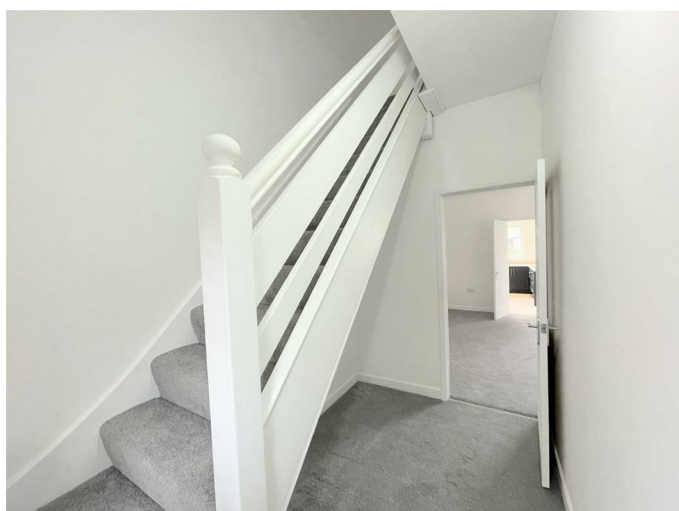
Situated on a level location within the popular village of Glynneath close to local amenities and facilities, the A465 trunk road and a short drive from all facilities and amenities at Neath Town Centre, a mid-terraced home which would require a program of modernising but offers plenty of potentials. Property benefits from gas central heating and double glazing, and accommodation over 2 floors to include, hallway, lounge, dining room, kitchen and to the ground floor and 3 bedrooms and family bathroom/w.c. to the first floor. Outside there is a level garden with single garage to the rear. Offers vacant possession.

## Main Dwelling



Enter through PVC door into:

**Hallway 10'4" x 5'7" (3.162 x 1.702)**



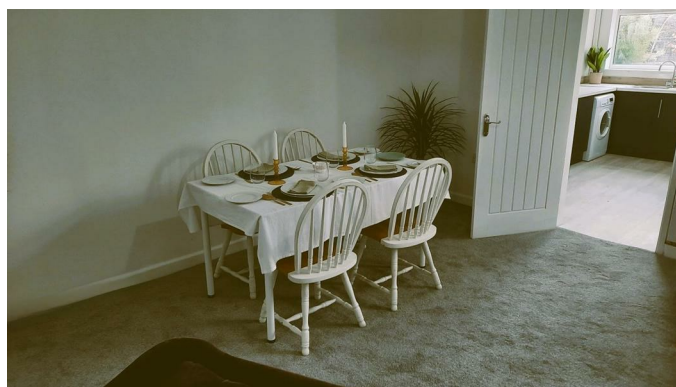
With stairs to first floor.

**Lounge 13'3" x 14'9" (4.051 x 4.518)**



Spacious lounge with double glazed window to rear, radiator and alcoves.

**Lounge**



**Kitchen 8'8" x 12'9" (2.650 x 3.890)**



Fitted with base units in matt royal navy colour with coordinating laminate work surfaces to include; stainless steel sink and drainer, cushioned flooring,

electric hob and oven with extractor over, space for fridge freezer and washing machine, double glazed window to rear, radiator and spot lights to ceiling.

#### Kitchen

#### Dining room 8'8" x 9'11" (2.667 x 3.045)

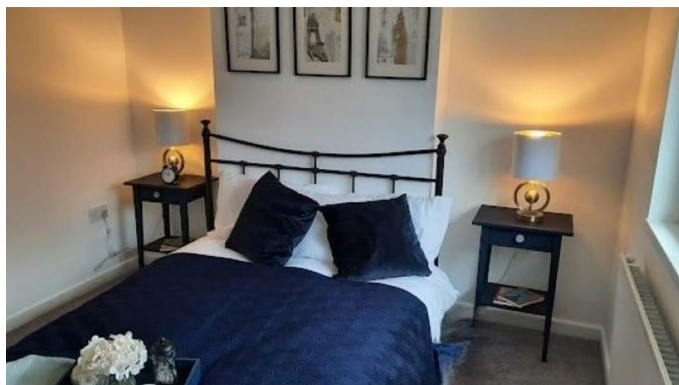
With double glazed window to front and radiator.

#### Bedroom one 12'7" x 10'0" (3.846 x 3.067)



Double bedroom with double glazed window to front and radiator.

#### Bedroom one



#### Bedroom two 13'4" x 8'10" narrowing to 5'9" (4.088 x 2.697 narrowing to 1.770)



With double glazed window to rear and radiator.

### Bedroom two



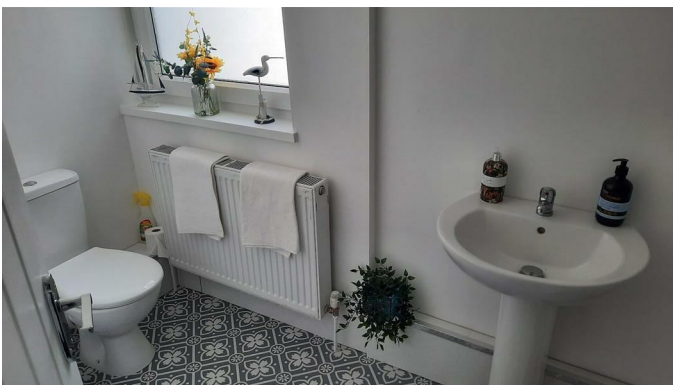
### Bedroom three 8'10" x 8'2" (2.700 x 2.497)



With double glazed window to rear and radiator.

### Bedroom three

### Bathroom 5'5" x 11'0" (1.655 x 3.373)



### Bathroom



## Garden



Rear garden offering laid to lawn and patio area with rear parking.

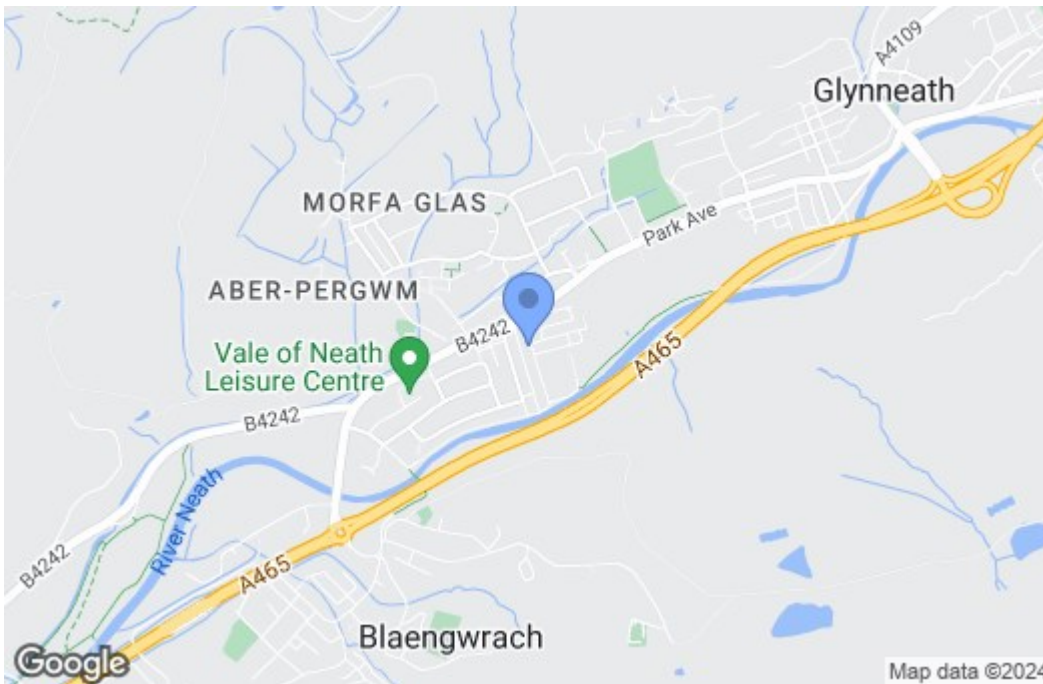
## Garden



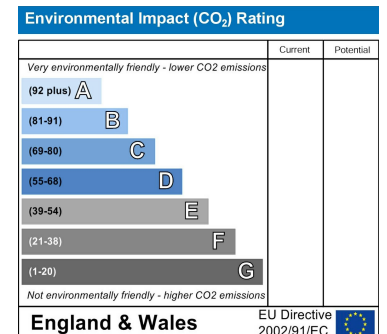
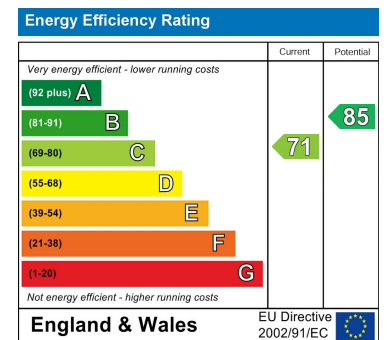
## Floor Plan



## Area Map



## Energy Efficiency Graph



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