



## **29 Ynys Cadwyn, Glynneath, Neath, SA11 5HN**

**Offers In The Region Of £149,950**

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 well presented semi-detached family home, benefitting from full gas central heating and double glazing throughout and accommodation over 2 floors to include, hallway, lounge, second reception room and kitchen to the ground floor and 3 bedrooms and family bathroom/w.c. to the first floor. Outside there is an enclosed rear garden with brick shed, to the front of the property offers off road parking and laid to lawn.



## Main Dwelling



Enter through PVC door into:

**Hallway 5'11 x 11'10 (1.80m x 3.61m)**



With tiled flooring, radiator and stairs to first floor.

## Lounge 11'11 x 13'08 (3.63m x 4.17m)



Cosy lounge with tiled flooring, log burner (not tested), radiator and large double glazed window to rear.



**Kitchen 9'11 x 8'04 (3.02m x 2.54m)**



Fitted with base and wall units in wood effect with coordinating work surfaces to include, tiled flooring, part tiled walls, range master cooker, space for fridge freezer, radiator, ceramic sink and drainer, double glazed window and door to rear garden.



**Second Reception Room 10'00 x 11'01 (3.05m x 3.38m)**



With radiator and double glazed window to front.



**Landing 7'03 x 6'03 (2.21m x 1.91m)**

With coved ceiling and double glazed window to front.



**Bedroom one 11'11 x 11'02 (3.63m x 3.40m)**



Double bedroom with radiator and double glazed window to rear.



**Bedroom two 10'01 x 13'06 (3.07m x 4.11m)**



Double bedroom with radiator, combination boiler, double glazed window to rear.



**Bedroom three 8'11 x 8'07 (2.72m x 2.62m)**



With double glazed window to front and radiator.



**Bathroom 5'08 x 6'05 (1.73m x 1.96m)**



Fitted with three piece suite in white to include, panelled bath, low level wc, sink on wooden vanity, cushioned flooring, heated towel rail and double glazed window to rear.

**Rear Garden**



Enclosed rear garden with laid to lawn, patio area and storage shed.





**Drone Image**



**Agents Notes**

Council Tax Band: B

Annual Price: £1,774 (min)

Conservation Area: No

Flood Risk: No Risk

**Agents Notes**

Mobile Coverage:

EE

Vodafone

Three

O2

Broadband

Satellite / Fibre TV Availability:

BT

Sky

Virgin

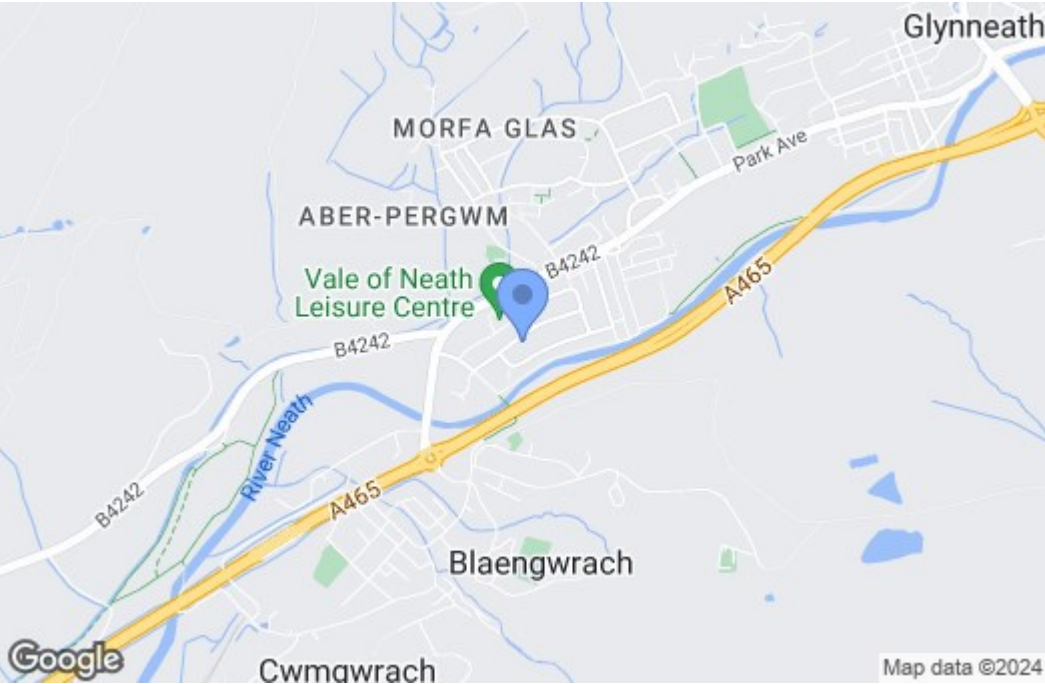


Floor Plan

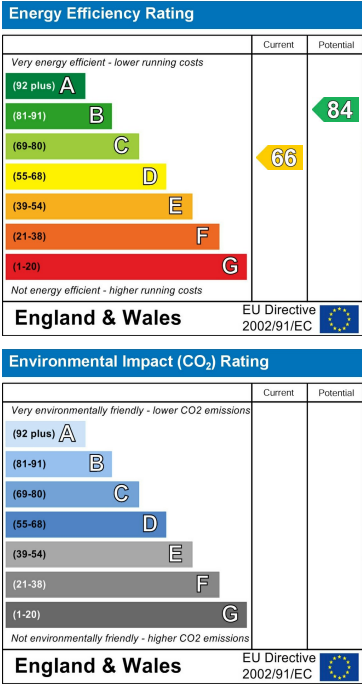


Total area: approx. 83.4 sq. metres (897.4 sq. feet)  
Our floorplan measurements are not to be relied upon these are for brief layout only  
Plan produced using PlanUp.

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.