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Glynelroy

1 Myrtle Road
Neath

SA11 3UF

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Asking price **£265,000**

Located within a sought after area of Cimla, enjoying far ranging views to the front, is this lovingly maintained three bedroom detached period property, boasting an abundance of original features and available to purchase with vacant possession.

Circa 1950's period detached family home

Owned by the same vendors since construction

Located within the highly sought after area of lower Cimla

Within walking distance to local amenities, schools and the Gnoll Country Park

Available to purchase with no ongoing chain

Retaining many original period features throughout

Two reception rooms plus kitchen to the ground floor

Three bedrooms plus bathroom with separate WC to the first floor

Driveway off road parking plus garage

Generous enclosed front and rear gardens





Located within a sought after area of Cimla, enjoying far ranging views to the front, is this lovingly maintained three bedroom detached period property, boasting an abundance of original features and available to purchase with vacant possession.

A rare opportunity to purchase for the first time since its construction in the mid 1950's, Glynelroy is a wonderful example of a lovingly maintained three bedroom period detached residence. Situated on the periphery of a highly sought after area of Cimla, the property is within walking distance to reputable schools, shops, a bus stop for public transport and access into the expansive Gnoll Country Park.

The property occupies a generous plot, with low maintenance front and side gardens, laid mainly to stone shingles, with a concrete pathway leading to the front door to one side and a driveway providing off road parking ahead of the garage to the other.

The gardens are enclosed by a half height wall and wrought iron double gates enclose the driveway. The property is entered via a solid wooden door into the impressive sized entrance hallway, laid to original wood block parquet flooring and boasting an original stained glass window to the side.

The hallway gives access to two reception rooms, the kitchen, an understairs storage cupboard and a fixed staircase rising to the first floor accommodation.

The lounge is located to the front of the property and features a continuation of the same flooring as the hallway, an art deco style gas fireplace to one side and a large UPVC double glazed bay window to the front.

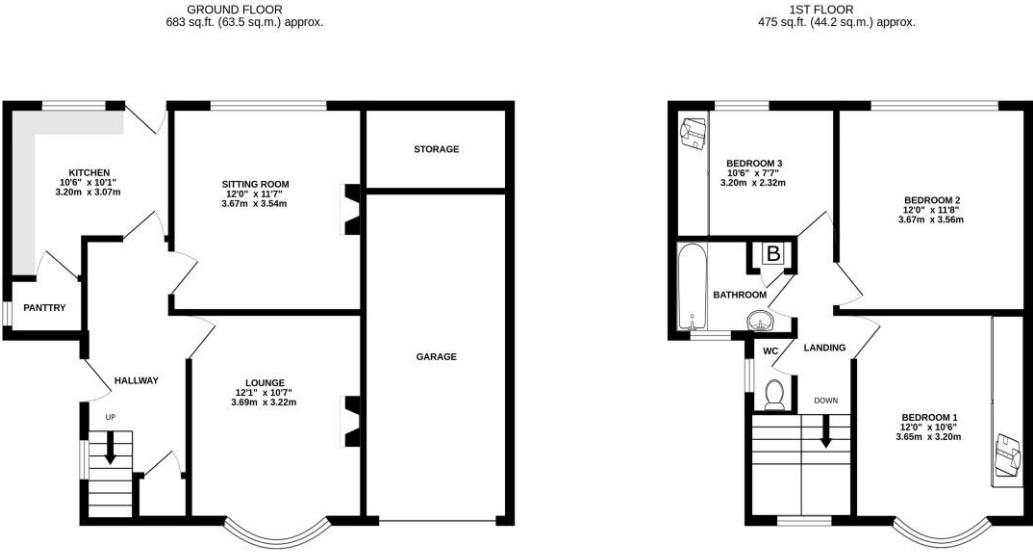
The dining room is located to the rear of the property and features a large UPVC window double glazed window, fitted carpet flooring and an art deco inspired electric feature fireplace to one side.

The kitchen has been fitted with a matching range of solid oak base and wall mounted units, with a light marble effect laminated worksurface over. It offers an integrated electric oven with four burner gas hob over, a coloured sink unit positioned below the UPVC double glazed window, provides space for one appliance benefits from tiled flooring and splashbacks. Leading off the kitchen there is a useful pantry storage area, with a wooden single glazed window to the side. A pedestrian UPVC door to the rear of the kitchen gives access to the rear garden.

The U-shaped staircases rising to the first floor has been fitted with carpet flooring and boasts an impressive original stained glass window half way up. The landing area has been laid to laminate wood flooring and gives access to all three bedrooms, the family bathroom and separate WC. All three bedrooms feature fitted carpet flooring, built in wardrobe storage, with bedroom two boasting a fold away double bed and UPVC double glazed windows. Bedroom one enjoys a large bay window to the front offering far ranging views.

The shared bathroom has been fitted with a panel bath and pedestal wash hand basin. There is a generous airing storage cupboard to one side, housing a gas combination boiler and a UPVC double glazed window to the front. Externally to the rear, the property benefits from a large rear garden, laid mainly to lawn with a central concrete pathway leading to an area enclosed by a half height wall and picket wooden gate - perfect for establishing an allotment area.

There is an outside toilet to one side of the property and a pedestrian rear door giving access to the garage. The garage offers electric and plumbing for white goods and/or appliances and further benefits from a small motor inspection pit and an electric roller shutter main door.



TOTAL FLOOR AREA: 1159 sq.ft. (107.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Sat Nav users SA11 3UF

Tenure

Freehold

Services

All Mains Services
Council Tax Band D
EPC Rating

Viewing strictly by
appointment through
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