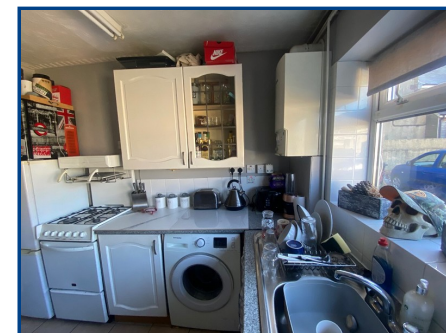
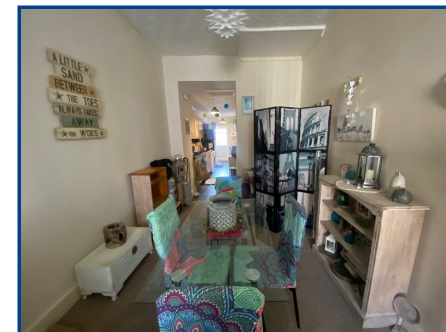


High Street  
Glynneath  
Neath  
Neath Port Talbot.

Price **£275,000**



- INVESTMENT OPPORTUNITY
- DETACHED PROPERTY
- 4 SELF CONTAINED FLATS
- 2 - ONE BEDROOM FLATS & 2- TWO BEDROOM FLATS
- COMMUNAL CAR PARK
- ANNUAL RENTABLE INCOME £19,140

### General Description

**IDEAL INVESTMENT OPPORTUNITY!  
DETACHED PROPERTY, OFFERING 4 SELF CONTAINED FLATS. CALL US TODAY TO VIEW!**

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](mailto:surveys@ctf-uk.com).



**Property Description**

IDEAL INVESTMENT OPPORTUNITY!  
DETACHED PROPERTY, OFFERING 4 SELF CONTAINED FLATS. Property has been renovated & reconfigured throughout to a high standard, all flats are spacious & occupied, giving a rentable value of £19,140 per annum, situated in the heart of Glynneath Town, close to local amenities, shops, regular bus service & good road links to the M4 corridor. This property is an ideal investment opportunity & would be an asset to any portfolio. Call us today to book a viewing....

**Entrance hallway to all flats (10' 07" x 6' 10" x 4' 0") or (3.23m x 2.08m x 1.22m)**

Main entrance hallway to all flats. Self contained flats, with own heating & electric supply.

**Flat 1**

**Entrance To Kitchen (19' 08" x 8' 01" x 3' 9") or (5.99m x 2.46m x 1.14m)**

Entrance to the kitchen, from the rear of the property. Window & door to the rear, wall & base fitted units, gas cooker point, breakfast bar, sink unit, tiled flooring.

**Bedroom (18' 00" x 6' 05" ) or (5.49m x 1.96m)**

Windows to the side, radiators.

**Inner Hall (12' 03" x 3' 09" ) or (3.73m x 1.14m)**

Laminated flooring, storage cupboard. Doors leading to.

**Bathroom (9' 07" x 6' 04" ) or (2.92m x 1.93m)**

Panelled bath, hand basin, low-level WC, tiled flooring, radiator.

**Lounge (16' 01" x 14' 01" x 7' 8") or (4.90m x 4.29m x 2.34m)**

Windows to the front, laminated flooring, radiator.

**Flat 2**

**Entrance Lobby (4' 11" x 4' 11" ) or (1.50m x 1.50m)**

Entrance to the flat 2, staircase leading to the first floor. Doors leading to.

**Lounge (12' 10" x 11' 08" ) or (3.91m x 3.56m)**

Window to the side, radiator.

**Kitchen (11' 08" x 6' 03" ) or (3.56m x 1.91m)**

Window to the side, wall & base fitted units, sink unit, electric cooker point. Wall mounted gas central heating boiler.

**Bathroom (10' 0" x 6' 02" ) or (3.05m x 1.88m)**

Window to the rear, shower cubicle, hand basin, low-level WC, radiator.

**Bedroom One (11' 10" x 8' 11" ) or (3.61m x 2.72m)**

Window to the side, radiator.

**Bedroom Two (10' 05" x 8' 00" ) or (3.18m x 2.44m)**

Window to the side, radiator.

**Flat 3**

**Entrance To Kitchen (20' 07" x 6' 02") or (6.27m x 1.88m)**

Window & door access to the rear of the property, wall & base fitted units, gas hob with electric oven, plumbing for a washing machine, sink unit, breakfast bar, wall mounted gas central heating boiler, tiled flooring. Opening to.

**Lounge (23' 02" x 11' 06" x 9' 00") or (7.06m x 3.51m x 2.74m)**

Window to the front, radiators.

**Bedroom (11' 05" x 9' 10" x 00' 00") or (3.48m x 3.00m x 0.00m)**

Built in wardrobes, radiator. Leading to narrow dressing area with window to the rear 7'5 x 6'3.

**Bathroom (7' 05" x 6' 03" ) or (2.26m x 1.91m)**

Frosted window to the rear, panelled bath, hand basin, low-level WC, radiator.

**Flat 4 (13' 06" x 5' 06" ) or (4.11m x 1.68m)**

Entrance to flat 4, staircase leading to the 1st floor, storage cupboard.

**First Floor Landing (16' 00" x 5' 06" ) or (4.88m x 1.68m)**

Doors leading to.

**Lounge (16' 05" x 12' 03" ) or (5.00m x 3.73m)**

Window to the side, radiator.

**Kitchen/Diner (14' 09" x 10' 09" ) or (4.50m x 3.28m)**

Window to the front, wall & base fitted units, sink unit, electric cooker point, radiator.

**Bathroom (9' 05" x 8' 08" ) or (2.87m x 2.64m)**

Frosted window to the rear, panelled bath, shower cubicle, low-level WC, hand basin, wall mounted gas central heating boiler, radiator.

**Bedroom One (11' 09" x 11' 03" ) or (3.58m x 3.43m)**

Window to the front, radiator.

**Bedroom Two (10' 09" x 7' 07" ) or (3.28m x 2.31m)**

Window to the front, radiator.

**External**

Communal car parking area to the rear & double garage.

**Services**

Mains electricity, mains water, mains gas, mains drainage

**Tenure**

Freehold

