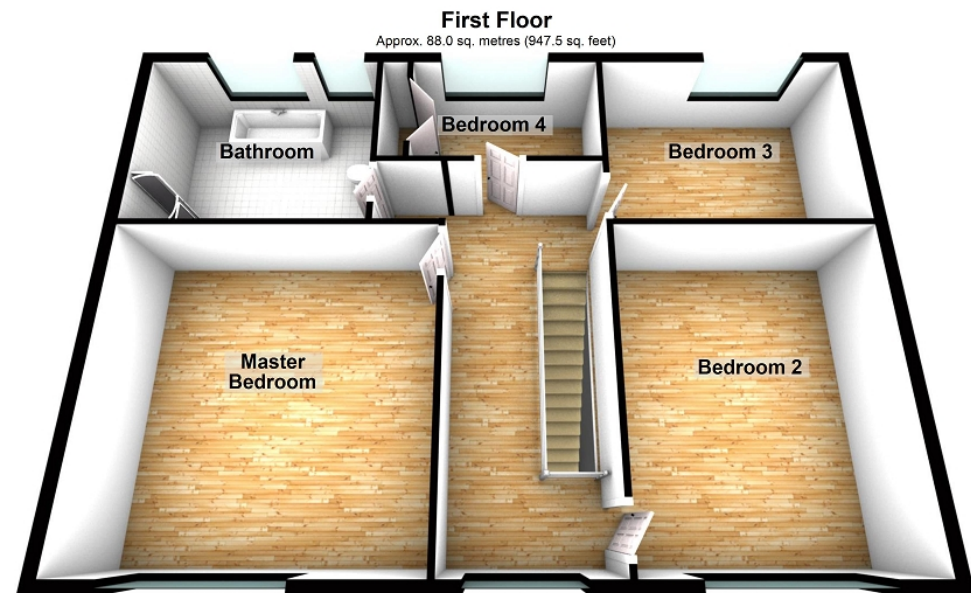
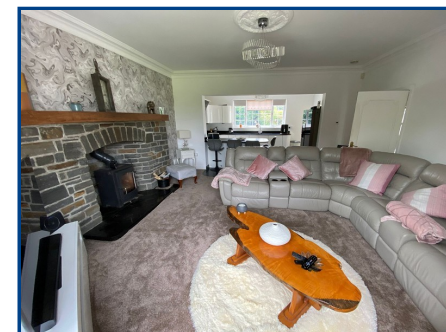
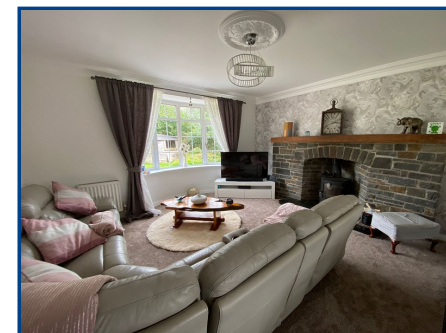
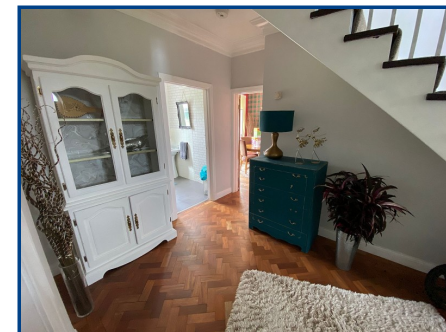


Total area: approx. 180.9 sq. metres (1947.0 sq. feet)



**Morfa Glas
Glynneath
Neath
Neath Port Talbot.**

Price **£399,000**

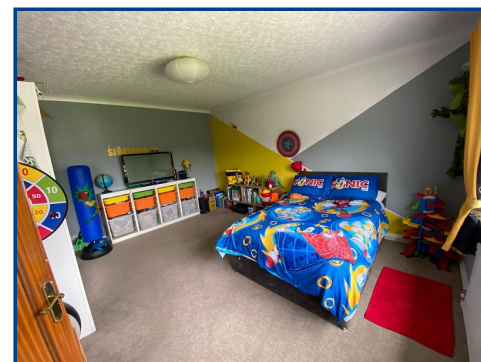
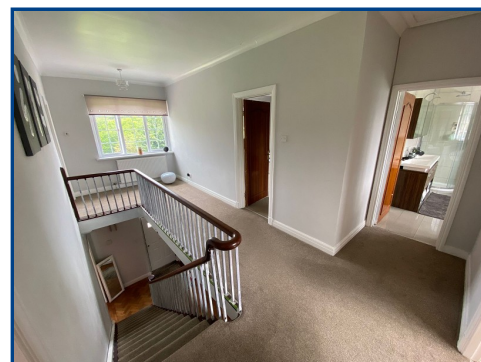


- DETACHED PROPERTY
- 4 BEDROOMS
- 3 RECEPTION ROOMS
- OPEN PLAN KITCHEN LOUNGE AREA
- MODERNISED FAMILY BATHROOM
- GATED FRONT ENTRANCE WITH LONG DRIVE
- SPACIOUS FRONT AND REAR GARDEN

General Description

Here at Clee's we are proud to present to the market. This well presented spacious four bedroom detached property.
Call in now for a viewing!..

EPC Rating: E43



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.

Morfa Glas, Glynneath, Neath, Neath Port Talbot.

Property Description

Here at Clee's we are proud to present to the market. This well presented spacious four bedroom detached property.

This property offers; Entrance to a spacious hallway, three reception rooms, open plan kitchen and W/C to the ground floor. Staircase leading to the first floor, four bedrooms & family bathroom. Exterior consists of a long driveway with lawn on either side leading to ample parking and single garage, spacious enclosed rear garden with patio seating area. Oil central heating boiler and water tank. This property is situated in a semi rural village of Glynneath with a 30 minute drive to The Brecon Beacons National Park & The Gower Peninsula. Situated close to local amenities, Local Tesco express, Co-op, pharmacy's, schools, shops, regular bus service & good road links to the M4 corridor. There are also many rural walk paths and beautiful panoramic views of the river and mountains. Viewing is highly recommended to appreciate, call us today to book your viewing.....

Hallway (19' 8" x 7' 10") or (6.0m x 2.40m)

Entrance to a spacious hallway, with wide elegant staircase leading to first floor, single radiator. Real Ghana red wood parquet flooring throughout.

Dining Area (10' 4" x 11' 2") or (3.16m x 3.40m)

Leading from the hallway to the dining area, access to the rear garden through double French patio doors, detailed ceiling rose and a double radiator.

Reception / Family Room (15' 9" x 12' 10") or (4.80m x 3.90m)

Spacious room consists of a multi fuel burner with a large stone face surround, can be used as a second source to heat the water. Ceiling rose, curved bay window to the front, with a curved double radiator to match.

Lounge (17' 9" x 15' 1") or (5.40m x 4.60m)

Open plan lounge leading onto the kitchen, with curved bay windows. Free standing multi fuel burner with a large stone surround which heats the reception room, ceiling rose and a small double radiator.

Kitchen (9' 6" x 15' 1") or (2.90m x 4.60m)

Open plan kitchen consists of a range of wall to base units. Breakfast bar, integrated washing machine and dishwasher with electric cooker / oven and extractor fan on top. Sink basin, rear facing window, quartz counter top and floor tiles.

Rear Porch (4' 3" x 4' 7") or (1.30m x 1.40m)

Morfa Glas, Glynneath, Neath, Neath Port Talbot.

Access to storage room and access to the rear through a patio door. Quartz tiled flooring.

Utility / Boiler Room (2' 11" x 5' 3") or (0.90m x 1.60m)

Utility room for storage and consists of an oil boiler.

W.C. (6' 6" x 4' 6") or (1.97m x 1.36m)

Partially tiled walls, non slip floor, frosted window to rear, consumer unit above door. Corner hand basin and W/C.

First Floor Accomodation (20' 4" x 11' 4") or (6.19m x 3.45m)

Spacious first floor accommodation with access to loft. Window facing front of the property with a double radiator.

Master Bedroom (16' 1" x 15' 9") or (4.90m x 4.80m)

Spacious bedroom with window facing to the front. Double radiator.

Bedroom 2 (16' 1" x 12' 10") or (4.90m x 3.90m)

Spacious second bedroom, window facing to the front and a single radiator.

Bedroom 3 (9' 10" x 13' 1") or (3.00m x 4.00m)

Double bedroom with window facing to the rear. Single radiator

Bedroom 4 / Study (9' 6" x 8' 6") or (2.90m x 2.60m)

Office room or single bedroom, Airing cupboard with water tank. Rear facing window and single radiator.

Family Bathroom (9' 6" x 12' 2") or (2.90m x 3.70m)

Spacious family bathroom, large jet-bubble bathtub. Extractor fan. His and hers hand basin incorporated with fitted storage units throughout. Wall mounted mirrored television with blue tooth and media output, walk in shower. Windows facing to the rear, spotlights and tiled floor and walls.

Garage

Garage suitable for one vehicle.

Front Garden

Gated front entrance, long driveway with lawn on either side leading onto the parking area with garage.

Garden

Large spacious private garden with patio area.

