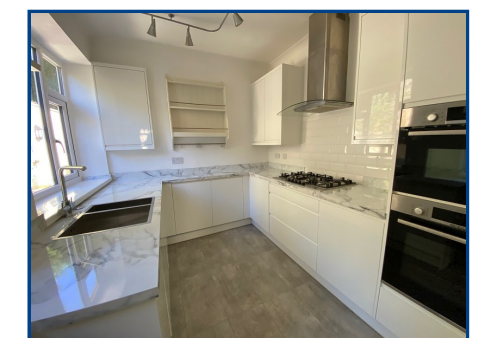
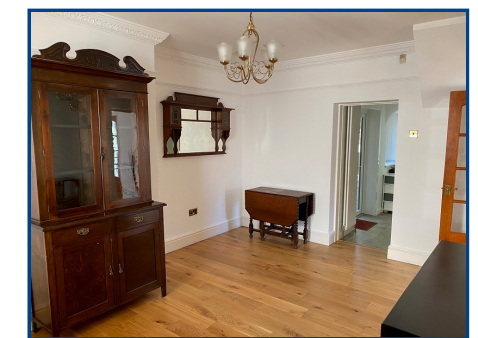


12 Heol Y Glyn  
Glynneath  
Neath  
Neath Port Talbot.

Price **£299,950**

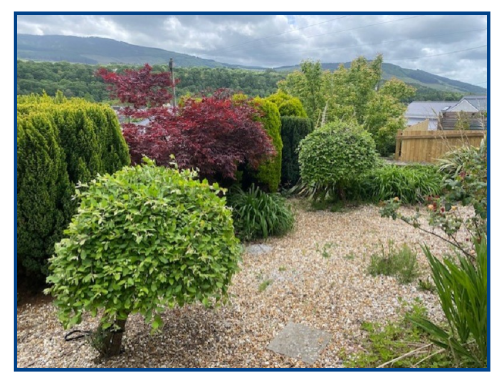


- DETACHED THREE BEDROOM PROPERTY
- 3 RECEPTION ROOMS
- SPACIOUS DRIVEWAY LEADING TO PROPERTY
- FULL PLANNING FOR A SPLIT LEVEL DWELLING
- PLANNING REFERENCE P2021/1101
- ENCLOSED REAR GARDEN
- NO CHAIN
- EXTERNAL HOME OFFICE

**General Description**

**ATTRACTIVELY PRICED TO SELL!  
DETACHED THREE BEDROOM FAMILY HOME!  
LAND ADJACENT WITH FULL PLANNING FOR A SPLIT LEVEL DWELLING!  
VIEWING'S HIGHLY RECOMMENDED, CALL US TODAY TO VIEW....**

**EPC Rating: D61**



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).

## 12 Heol Y Glyn, Glynneath, Neath, Neath Port Talbot.

### Property Description

ARE YOU LOOKING FOR A FAMILY HOME!

This property has reduced significantly to sell! A beautiful well presented family home, situated in the heart of Glynneath. Property offers; Porch, entrance to lounge, sitting room, dining room & kitchen to the ground floor. Three bedrooms, ensuite to main, family bathroom the 1st floor. Deceptively spacious property, benefiting from extensive mountainside views to the front, enclosed tiered rear garden & external home office. The property also benefits from a substantial plot which offers full planning for a split level dwelling. Viewing is highly recommended to appreciate location & further potential. Call us today to book a viewing.....

### Porch (7' 02" x 3' 07") or (2.18m x 1.09m)

Windows to the front & side, tiled flooring. Door leading to;

### Entrance to Lounge (13' 0" x 10' 10") or (3.96m x 3.30m)

Entrance to lounge, feature fire surround with inset gas fire, original coving & picture rails, solid oak flooring, staircase leading to the 1st floor, radiators.

### Sitting Room (11' 06" x 10' 11") or (3.51m x 3.33m)

Bay window to the front, original coving & picture rail, solid oak flooring, radiator.

### Dining Room (16' 06" x 11' 04" ) or (5.03m x 3.45m)

Window to the side, original coving & picture rails, solid oak wood flooring, radiator.

### Pantry (6' 00" x 4' 07" ) or (1.83m x 1.40m)

Window to the side, shelved walls, tiled flooring.

### Kitchen (9' 06" x 8' 03") or (2.90m x 2.51m)

Windows to the rear, a range of wall & base fitted units, gas hob with extractor fan above, electric oven & integrated microwave. Integrated fridge & dishwasher, bowl & half sink unit with incinerator, tiled flooring, tiled for splash back.

### First Floor Accomodation (9' 05" x 7' 02" ) or (2.87m x 2.18m)

Landing area benefiting from roof window, radiator. Doors leading to;

### Master Bedroom (12' 02" x 10' 01" ) or (3.71m x 3.07m)

## 12 Heol Y Glyn, Glynneath, Neath, Neath Port Talbot.

Bay window to the front, built in wardrobes, radiator. Opening to;

### Ensuite Bathroom (7' 03" x 6' 00" ) or (2.21m x 1.83m)

Window to the front, wood panelled bath, hand basin, low-level WC, partially tiled walls, attic entrance, radiator.

### Bedroom Two (16' 03" x 11' 04" ) or (4.95m x 3.45m)

Window to the front & side, radiator.

### Bedroom Three (11' 03" x 8' 01") or (3.43m x 2.46m)

Bay window to the front, built in wardrobes, radiator.

### Family Bathroom (8' 02" x 7' 10") or (2.49m x 2.39m)

Frosted window to the rear, corner panelled bath, shower cubicle, hand basin, low-level WC, storage cupboard housing gas central heating boiler, radiator.

### External

Spacious driveway to the side of the property, to accommodate several vehicles. Paved frontage with extensive mountainside views.

Side patio seating area with gated access to a tiered rear garden, green house & two further patio seating areas. There is also a substantial plot adjacent to this property, which benefits from full planning for a 4 Bedroom split level detached dwelling with parking.

### Home Office/Studio (20' 06" x 9' 10" ) or (6.25m x 3.00m)

Access via roller shutter door, with French doors leading to room one. 2nd room 10'7 x 10'

### \*Administration Fee

Standard and Superfast broadband in this property. Excellent network coverage in this property.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

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