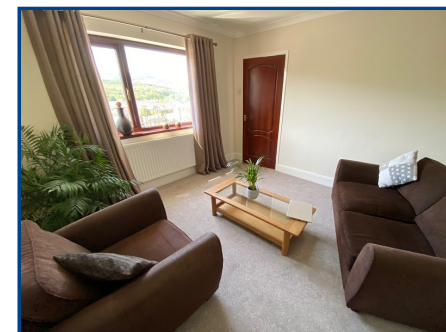
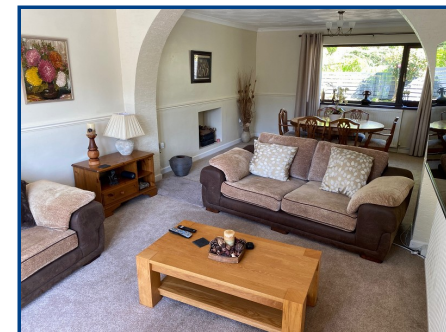


**Glynmelyn Road  
Glynneath  
Neath  
Neath Port Talbot.**

Price **£295,000**



- **DETACHED PROPERTY**
- **5 BEDROOMS**
- **SEPARATE ANNEXE TO LOWER**
- **2 RECEPTION ROOMS**
- **CLOAKROOM / UTILITY & FAMILY BATHROOM**
- **KITCHEN / DINER**
- **CONSERVATORY**
- **DOUBLE GARAGE + PARKING FOR 5 VEHICLES**
- **EXTENSIVE VIEWS OF THE VALLEY**
- **SOLD WITH NO CHAIN**

### General Description

**SUNNY SIESTA'S ON THE BALCONY!**  
Await the new owner of this property. Beautiful property & location!  
Call us today to book your viewing....

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).

## Glynmelyn Road, Glynneath, Neath, Neath Port Talbot.

### Property Description

SUNNY SIESTA'S ON THE BALCONY!

Await the new owner of this property. Beautiful property & location! Property offers; Entrance to hallway, 2 Reception rooms, kitchen / diner, cloakroom / utility room, conservatory to the ground floor. 5 Bedrooms & family bathroom to the 1st floor, separate annexe to the lower floor, offering lounge, bedroom & ensuite. Externally the property offers, spacious lawn frontage with many tranquil seating areas, double garage & parking for approximately 5 vehicles. Glynneath has many local amenities, shops, schools, beautiful rural walks, regular bus service & good road links to the M4 corridor. Property is also situated, 30 minutes from The Brecon Beacons National Park & The Gower Peninsula. This property is a must to view! highly recommended to appreciate this amazing location & unique property. Call us today to book your viewing.....

### Entrance Hallway (15' 06" x 6' 05") or (4.72m x 1.96m)

Entrance to hallway, staircase to the 1st floor, door access to the lower floor, laminated flooring, radiator. Doors leading to.

### Lounge (12' 01" x 11' 10") or (3.68m x 3.61m)

Windows & French doors opening out to the front balcony. Window to the rear with open fireplace, radiators.

### Sitting Room (12' 01" x 11' 00" ) or (3.68m x 3.35m)

Window to the front, radiator.

### Cloakroom & Utility Room (9' 06" x 5' 04" ) or (2.90m x 1.63m)

Low -level WC, vanity hand basin, heated towel rail, tiled flooring, spotlights to the ceiling. Plumbing for a washing machine.

### Kitchen/Diner (12' 11" x 10' 11") or (3.94m x 3.33m)

Window to the side, a range of wall & base fitted units with work tops over, free standing island with additional storage & seating area. Free standing gas cooking range with extractor fan above. Bowl & half sink unit, tiled for splash back, tiled flooring, radiator. Enclosed wall mounted electric meter, integrated dish washer, radiator.

### Conservatory (11' 02" x 8' 07" ) or (3.40m x 2.62m)

Laminated flooring, radiator. French doors to both sides, giving access to the front & rear garden.

## Glynmelyn Road, Glynneath, Neath, Neath Port Talbot.

### First Floor Accommodation (9' 04" x 3' 02") or (2.84m x 0.97m)

Landing area, offering spotlights to the ceiling, attic entrance. Doors leading to.

### Bedroom One (13' 10" x 10' 08" x 17' 1") or (4.22m x 3.25m x 5.21m)

Windows to the front, radiator.

### Bedroom Two (11' 09" x 9' 01" ) or (3.58m x 2.77m)

Window to the rear, radiator.

### Bedroom Three (9' 01" x 8' 01" ) or (2.77m x 2.46m)

Window to the rear, radiator.

### Family Bathroom (11' 11" x 10' 09") or (3.63m x 3.28m)

Frosted window to the rear, 5 piece bathroom suite, panelled bath, shower cubicle, bidet, hand basin, low-level WC, partially tiled walls, tiled flooring. Spotlights to the ceiling, storage cupboard housing gas central heating boiler, radiator.

### Lower Floor Separate Annexe

### Lounge (18' 10" x 10' 10" ) or (5.74m x 3.30m)

Door & window to the front, staircase leading to the 1st floor, radiator.

### Bedroom Four (11' 10" x 10' 08" ) or (3.61m x 3.25m)

Window to the front, radiator.

### Ensuite Shower Room (7' 00" x 3' 07" ) or (2.13m x 1.09m)

Frosted window to the rear, shower cubicle, vanity hand basin, low-level WC, spotlights to the ceiling, partially tiled walls & tiled flooring.

### External

Externally the property offers a lawn frontage with mature shrub borders & loose stone, with steps leading to the front balcony, offering extensive views of the valley & mountainside. To the side & rear of the property are further seating areas giving the new owner a tranquil setting to relax & enjoy your surroundings. The property also benefits from a double garage & additional parking for 5 vehicles.

### Tenure

Freehold

### Council Tax

E

