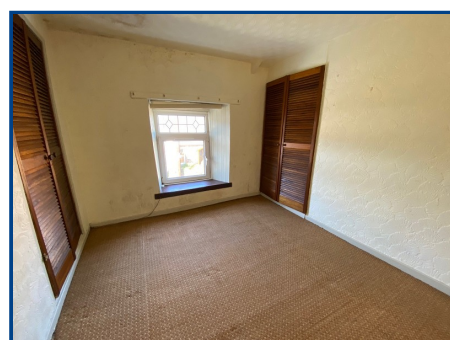


**Oddfellows Street
Glynneath
Neath
Neath Port Talbot.**

Price £85,000



- MID TERRACE COTTAGE
- 2 BEDROOMS
- LOUNGE
- KITCHEN / DINER & UTILITY ROOM
- REQUIRES MODERNISING THROUGHOUT
- IDEAL FIRST PURCHASE / DOWNSIZE TO
- WALKING DISTANCE TO LOCAL AMENITIES
- NO CHAIN

General Description

MID TERRACE COTTAGE!

2 Bedroom cottage conveniently situated within walking distance in Glynneath Town. Call us today to book your viewing....

Oddfellows Street, Glynneath, Neath, Neath Port Talbot.

Property Description

MID TERRACE COTTAGE!

2 Bedroom cottage conveniently situated within walking distance of Glynneath Town.

Property offers; Entrance to lounge, kitchen/diner, shower room & utility to the ground floor. 2 bedrooms to the 1st floor, externally the property offers a low maintenance rear garden. The property does require modernising throughout & offers gas central heating & double glazing. Glynneath has many local amenities, many shops, schools, local Tesco store, regular bus service & good road links to the M4 corridor. Viewing is highly recommended to appreciate the property & convenient location. Call us today to view.....

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

Entrance to lounge shelved alcove with storage cupboard housing gas central heating boiler. Laminated flooring, staircase leading to the 1st floor, enclosed wall mounted electric meter, beams to the ceiling, radiator. We have been advised the in the storage cupboard you can see the start of the original stone staircase, if someone wanted to restore this feature. Door leading to.

Kitchen/Diner (12' 07" x 7' 06") or (3.84m x 2.29m)

Wall & base fitted units with work top over, sink unit. Electric cooker with extractor fan above, tiled flooring, radiator.

Shower Room/W.C (6' 11" x 6' 07") or (2.11m x 2.01m)

Frosted window to the rear, shower cubicle, vanity hand basin, low-level WC, fully tiled walls, tiled flooring, radiator.

Lean To Utility (13' 04" x 4' 10") or (4.06m x 1.47m)

Frosted window to the rear, windows and door giving access to the rear garden. Wall mounted gas central heating boiler, plumbing for a washing machine, space for a tumble dryer, radiator.

First Floor Accommodation (6' 00" x 2' 09") or (1.83m x 0.84m)

Landing area with doors leading to.

Bedroom One (12' 01" x 8' 05") or (3.68m x 2.57m)

Window to the front, built in wardrobes.

Bedroom Two (7' 05" x 6' 06" x 4' 3") or (2.26m x 1.98m x 1.30m)

Window to the rear, wardrobe area, radiator.

External

Enclosed low maintenance rear garden benefiting from, artificial grass, loose stone borders. Outbuilding with power & lighting.

Services

Mains drainage, mains gas, mains electricity, water meter.

Tenure

Freehold

Council Tax

A



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.