

**High Street
Glynneath
Neath
Neath Port Talbot.**

Price **£250,000**

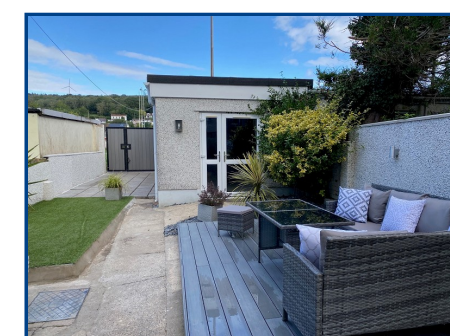


- SEMI DETACHED PROPERTY
- 4 BEDROOMS + 2 ENSUITE'S
- LOUNGE TO DINING ROOM
- KITCHEN & UTILITY ROOM
- RENOVATED THROUGHOUT TO A HIGH STANDARD
- OFF ROAD PARKING TO THE REAR
- EXTERNAL INSULATED STUDIO
- IDEAL FAMILY HOME

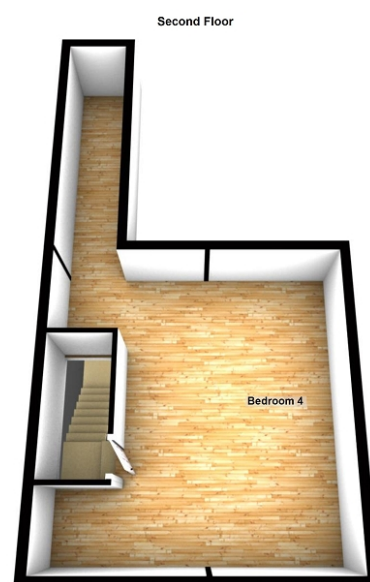
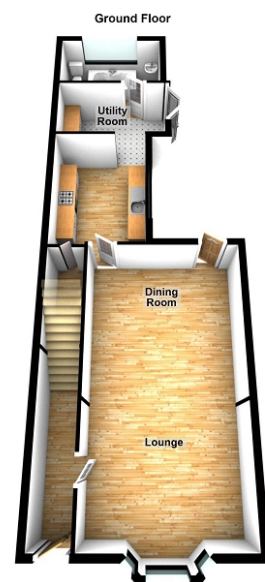
General Description

JUST 3 WORDS! WAW!

Semi detached 4 Bedroom property, situated in Glynneath Town. This property is a MUST to view, call us today to book your viewing.....



EPC Rating: D66



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

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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.

Tel: **01639 646 926**

Email: **neath@ctf-uk.com**

Web: **www.ctf-uk.com**

Property Description

JUST 3 WORDS! WAW!

Semi detached 4 Bedroom property, situated in Glynneath Town. This property is a MUST to view, renovated recently to a very high standard with no expense spared & immaculately presented throughout. Property offers, Entrance to hallway, lounge to dining room, kitchen & utility room, family bathroom to the ground floor. 3 Bedrooms, 2 ensuite's to the 1st floor, 4th Bedroom to the 2nd floor. Externally the property offers a low maintenance rear garden with off road parking. Also benefits from a multi purpose outbuilding, which has passed building regulations, this is an additional room to use for your family requirements. Glynneath has many local amenities, lovely restaurants, shops, schools, local Tesco store, regular bus service & good road links to the M4 corridor. The property is also conveniently situated 30 minutes from The Brecon Beacons National Park & The Gower Peninsula. Viewing is highly recommended to appreciate this beautiful property, call us today to book your viewing.....

Entrance Hallway (15' 05" x 3' 04") or (4.70m x 1.02m)

Entrance hallway, staircase to the 1st floor, wall mounted electric meter, vertical radiator. Door leading to.

Lounge/Dining Room

Lounge (13' 07" x 11' 01") or (4.14m x 3.38m)

Bay window to the front, tiled flooring with under floor heating. Opening to.

Dining Room (13' 07" x 13' 02") or (4.14m x 4.01m)

Window & door to the rear, radiator.

Kitchen (11' 10" x 8' 11") or (3.61m x 2.72m)

A range of wall & base fitted units, electric hob & oven with extractor fan above, integrated dishwasher & fridge freezer. Tiled flooring, vertical radiator, under stairs storage cupboard, spotlights to the ceiling.

Utility Room (10' 10" x 6' 01") or (3.30m x 1.85m)

Wall & base fitted units with work top over, plumbing for a washing machine, space for a tumble dryer, tiled flooring, spotlights to the ceiling. French doors to the side, giving access to the rear garden.

Family Bathroom (10' 05" x 5' 05") or (3.18m x 1.65m)

Frosted window to the rear, free standing oval shaped bath, vanity hand basin, low-level WC, fully tiled walls, heated towel rail, spotlights to the ceiling.

First Floor Accomodation (12' 04" x 5' 10") or (3.76m x 1.78m)

Landing area, staircase to the 2nd floor. Doors leading to.

Bedroom One (14' 02" x 12' 05") or (4.32m x 3.78m)

Windows to the front, built in wardrobe.

En Suite (11' 08" x 3' 00") or (3.56m x 0.91m)

Shower cubicle, hand basin, low-level WC, fully tiled walls, tiled flooring, heated towel rail, spotlights to the ceiling.

Bedroom Two (11' 00" x 8' 07") or (3.35m x 2.62m)

Window to the rear, radiator.

Ensuite (8' 04" x 3' 07") or (2.54m x 1.09m)

Shower cubicle, hand basin, low-level WC, fully tiled walls, heated towel rail, tiled flooring, spotlights to the ceiling.

Bedroom Three (11' 09" x 8' 09") or (3.58m x 2.67m)

Window to the rear, storage cupboard housing gas central heating boiler, radiator.

Second Floor/Bedroom 4 (19' 11" x 8' 07" x 5' 3") or (6.07m x 2.62m x 1.60m)

Spacious bedroom with two roof windows.

16'5 x 5.4

Separate area for additional storage.

Externally.

Enclosed low maintenance rear garden, benefiting from decked seating & artificial grass. Off road parking for one vehicle with secured double gates. The garden also benefits from external lighting.

Multi Purpose Outbuilding (22' 06" x 10' 01") or (6.86m x 3.07m)

This outbuilding has been insulated & can be used as an additional room, also passed building regulations. Window to the side, French doors to the front, partial laminated flooring, wall mounted electric heater.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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