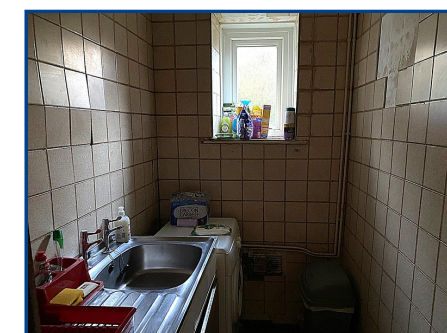
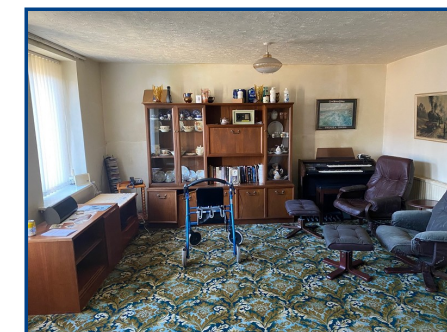


**Pontneathvaughan Road  
Glynneath  
Neath  
Neath Port Talbot.**

**Offers Over £125,000**



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- RENOVATION REQUIRED THROUGHOUT
- LOUNGE LEADING TO SITTING ROOM
- DRIVEWAY & GARAGE
- FRONT & SIDE ENCLOSED GARDEN
- NO CHAIN
- POPULAR RESIDENTIAL LOCATION



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).

### General Description

#### INVESTMENT OPPORTUNITY!

**Semi detached 3 bedroom property, situated in the semi rural village of Glynneath. This property requires a full renovation & sits in the popular location of Pontneathvaughan Road. Call us today to book your viewing.....**



Property Description

INVESTMENT OPPORTUNITY!  
Semi detached 3 bedroom property, situated in the semi rural village of Glynneath. This property requires a full renovation & sits in the popular location of Pontneathvaughan Road. Property offers; Entrance to lounge, sitting / dining room, kitchen to the ground floor. 3 Bedrooms & family bathroom to the 1st floor. Externally offering lawn to the front & side with driveway leading to garage. The property benefits from gas central heating & double glazing, and requires renovating throughout. Glynneath has many local amenities, local shops, schools, beautiful rural walks, local Tesco store, regular bus service & good road links to the M4 corridor. Viewing is highly recommended to appreciate property potential & location. Call us today to book your viewing.....

Entrance to Lounge (13' 10" x 11' 03" x 8' 7") or (4.22m x 3.43m x 2.62m)

Entrance to lounge, windows to the front, brick feature fireplace with inset electric fire. Staircase leading to the 1st floor, under stairs storage cupboard, radiators.

Dining Room/ Sitting Room (17' 02" x 10' 04" ) or (5.23m x 3.15m)

Free standing gas fire on tiled hearth, radiator. Window & door to the side, giving access to the garden.

Kitchen. (10' 04" x 4' 07" ) or (3.15m x 1.40m)

Frosted window to the rear, sink unit with base unit, plumbing for a washing machine.

First Floor Accommodation (7' 07" x 2' 08" ) or (2.31m x 0.81m)

Landing area, doors leading to.

Bedroom 1 (11' 03" x 10' 09" ) or (3.43m x 3.28m)

Window to the front, radiator.

Bedroom 2 (10' 10" x 10' 07" ) or (3.30m x 3.23m)

Window to the rear.

Bedroom 3 (13' 09" x 8' 06" ) or (4.19m x 2.59m)

Window to the front, attic entrance, radiator.

Family Bathroom (10' 11" x 10' 05" ) or (3.33m x 3.18m)

Frosted window to the side, storage cupboard housing gas central heating boiler. Panelled bath with shower over, hand basin, low-level

WC, partially tiled walls, attic entrance, radiator.

External

Lawn frontage with side garden, greenhouse. Driveway to the front leading to garage.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

C

