

**Ynyslas Crescent  
Glynneath  
Neath  
Neath Port Talbot.**

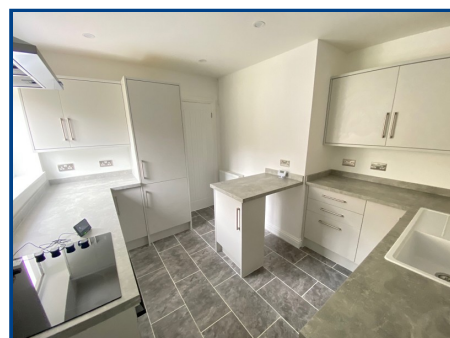
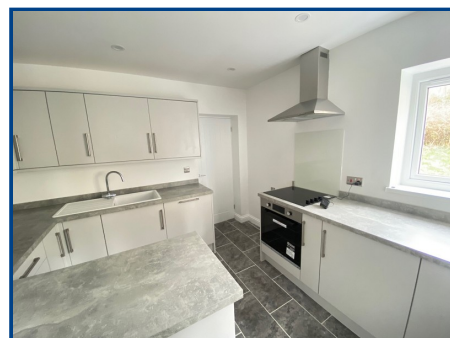
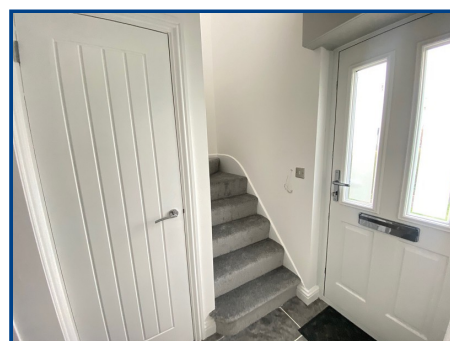
**Price £200,000**



- SEMI DETACHED PROPERTY
- RENOVATED THROUGHOUT WITH SINGLE EXTENSION
- 3 BEDROOMS
- LOUNGE
- KITCHEN / DINER + UTILITY ROOM
- FAMILY BATHROOM
- SPACIOUS REAR GARDEN
- PARKING FOR APPROXIMATELY 3 VEHICLES
- IDEAL FIRST PURCHASE
- NO CHAIN

**General Description**

This stunning renovated semi-detached property is located in the charming village of Glynneath, Neath. Boasting three bedrooms and one bathroom, this home has been meticulously renovated to a high standard, with a single extension adding to the living space. Don't miss this opportunity, book your viewing today....



## Ynyslas Crescent, Glynneath, Neath, Neath Port Talbot.

### Property Description

Introducing a stunning renovated semi-detached property in the charming village of Glynneath, Neath. This beautifully presented home boasts 3 bedrooms, perfect for a growing family or those in need of extra space. The property has been renovated throughout to an exceptional standard, featuring a single extension, new roof & external rendering, a newly fitted kitchen and bathroom, re-wired electrics, and a new central heating system - ensuring ultimate comfort and style.

Outside, you will find double gated access to the rear garden, providing a secure and private space, as well as parking for approximately 3 vehicles - a rare find in this area.

Located in Glynneath, you will have easy access to a range of amenities, including shops, schools, and restaurants. If you're a nature lover, you'll appreciate the stunning nearby countryside and walking trails, Sgwd Gladys Waterfalls, perfect for weekend strolls or family adventures.

Don't miss out on the opportunity to view this exceptional property - book your viewing today and envision your future in this dream home.

### Hallway (5' 05" x 3' 10") or (1.65m x 1.17m)

Entrance to hallway, staircase leading to the 1st floor, tiled flooring, enclosed wall mounted electric meter. Storage cupboard. Wall mounted alarm panel. Doors leading to.

### Lounge (17' 02" x 10' 07" x 8' 9") or (5.23m x 3.23m x 2.67m)

Window to the front, door opening to the rear garden. Spotlights to the ceiling, laminated flooring, radiators.

### Kitchen/Diner (11' 08" x 10' 08" x 8' 4") or (3.56m x 3.25m x 2.54m)

A newly fitted kitchen, offering a range of wall & base fitted units, sink unit with work top over, electric hob & oven with extractor fan above. Integrated fridge freezer & dishwasher. Breakfast bar with seating

area, spotlights to the ceiling, radiator. Window to the side, door leading to.

### Utility Room (11' 08" x 4' 08") or (3.56m x 1.42m)

Base fitted units with sink plumbing for a washing machine, space for a tumble dryer, tiled flooring, radiator. Wall mounted gas central heating boiler & alarm panel, spotlights to the ceiling. Window to the rear, door to the side.

### Family Bathroom (9' 09" x 6' 02" ) or (2.97m x 1.88m)

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

### First Floor Accommodation

Landing area window to the front, newly fitted carpets to the first floor. Attic entrance, radiator. Spotlights to the ceiling, doors leading to.

### Bedroom 1 (11' 05" x 9' 08" x 8' 4") or (3.48m x 2.95m x 2.54m)

Window to the front, spotlights to the ceiling, radiator.

### Bedroom 2 (10' 01" x 9' 09" ) or (3.07m x 2.97m)

Window to the front, radiator. Spotlights to the ceiling.

### Bedroom 3 (10' 11" x 6' 09" ) or (3.33m x 2.06m)

Window to the front, radiator.

### External

Lawn frontage with pathway leading to property entrance, side gated access to the rear garden. The rear garden will be completed soon, will be offering paved seating area, lawn & double gate enclosing the parking area for approximately three vehicles.

### Services

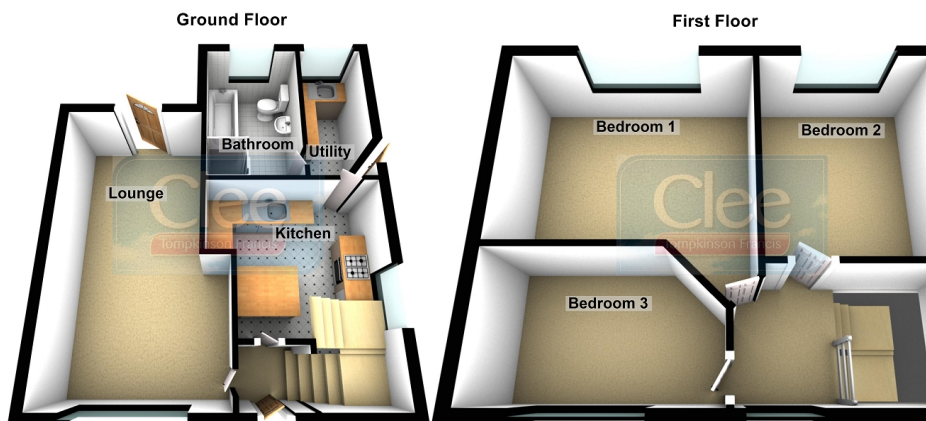
Mains drainage, mains gas, mains water, mains electricity

### Tenure

Freehold

### Council Tax

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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](mailto:surveys@ctf-uk.com).