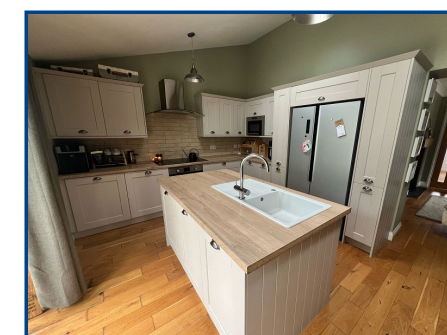
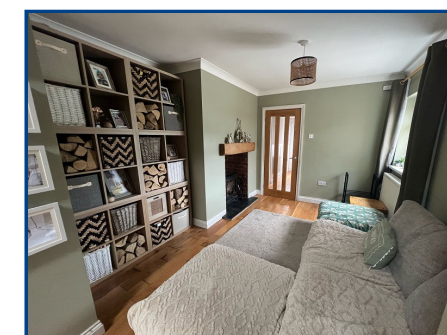


**Ynyslas Crescent  
Glynneath  
Neath  
Neath Port Talbot.**

Price **£239,950**



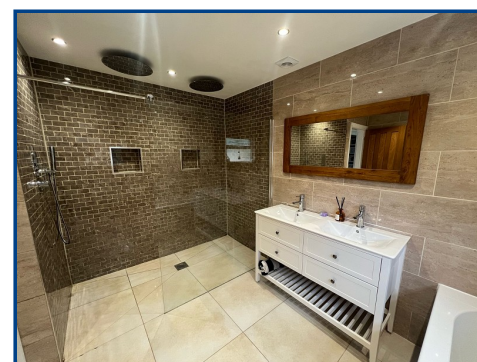
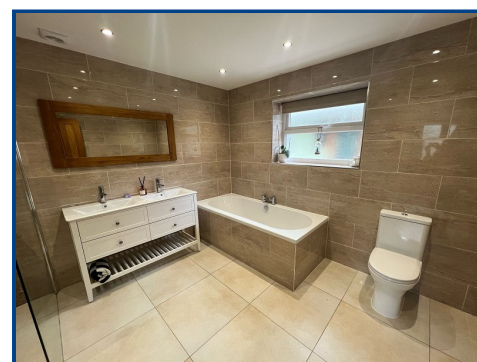
- BEAUTIFULLY PRESENTED
- SEMI DETACHED EXTENDED FAMILY HOME
- 3 BEDROOMS
- SPACIOUS KITCHEN DINING ROOM
- MODERN FAMILY BATHROOM & UTILITY ROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTENANCE REAR GARDEN
- IDEAL FOR A FAMILY OR FIRST TIME BUY



**General Description**

This extended semi-detached property in Glynneath Neath is a real gem. Boasting three bedrooms and a beautifully designed bathroom and utility room, it is the perfect family home.

**Step inside to a property that is in excellent condition, with two reception rooms, a kitchen/breakfast room, and plenty of natural sunlight streaming through the windows. Stay toasty warm with the double-sided, free-standing log burner - perfect for those colder evenings. Call us today to book your viewing appointment...**



Viewing: **01639 646 926**

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

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

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Tel: **01639 646 926**

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

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



## Property Description

Located in the charming village of Glynneath Neath, this magnificent extended semi-detached property is sure to impress even the most discerning buyer. Boasting three bedrooms and one bathroom, this excellently maintained home features two reception rooms, a kitchen/breakfast room, and a convenient utility room.

The heart of the home is the double-sided free-standing log burner, creating a warm and inviting atmosphere in the spacious living areas. With lots of natural sunlight streaming in, the property offers a bright and airy feel throughout. The low-maintenance rear garden provides a peaceful outdoor retreat, perfect for enjoying al fresco dining or relaxing in the sunshine.

Parking is a breeze with space for three vehicles, making coming home a stress-free experience. Situated within walking distance to the stunning Sgwd Gladys waterfalls, nature lovers will appreciate the beauty of the surrounding area. Easy access to the A465 and M4 corridor ensures convenient commuting options for those who work further afield.

Don't miss out on the opportunity to make

this house your home. Schedule a viewing today and discover the endless charm and potential this property has to offer.

## Hallway

Enter via double glazed door to front, wood flooring, feature wall panelling, radiator, stairs to first floor, under stairs storage cupboard, door leading into;

## Lounge (17' 5" x 10' 11") or (5.31m x 3.34m)

Double glazed window to front, radiator, coving to ceiling, built in storage shelves, double sided log burner with oak beam mantle piece.

## Living Room (11' 4" x 8' 5") or (3.46m x 2.56m)

Double glazed window to side, wood flooring, coving to ceiling, double sided wood burner with oak beam mantle piece.

## Kitchen/ dining room (11' 2" x 18' 4") or (3.40m x 5.58m)

Modern fitted kitchen, a range of wall and base units with shaker style cupboard doors with work tops over. Integrated oven with electric hob, extractor fan over, tiled splash backs, space for an American style fridge freezer, Island; with composite sink unit, integrated dish washer, radiator, wood flooring, vaulted ceiling with 2 roof windows,

double glazed French patio doors leading out to rear garden.

## Utility Room (6' 4" x 10' 2") or (1.92m x 3.09m)

Double glazed door to front, frosted double glazed window to front, tiled flooring, feature wood panelling, wall and base units, housing a wall mounted gas combi boiler, stainless steel sink unit, plumbing for washing machine, tumble dryer, spot lights to ceiling.

## Bathroom (11' 3" x 10' 1") or (3.44m x 3.07m)

A modern fitted bathroom suit which comprises of, panelled bath, free standing vanity 'His & Hers' sink units, walk in shower with 'His & Hers' double rainfall shower heads, low level WC, frosted double glazed window to rear, tiled flooring, fully tiled walls, radiator.

## 1st Floor Landing

Stairs to first floor, feature wall panelling, double glazed window to front, loft access, coving to ceiling, radiator, doors leading to;

## Bathroom 1 (11' 7" x 9' 9") or (3.52m x 2.97m)

Double glazed window to rear, radiator, coving to ceiling.

## Bedroom 2 (9' 11" x 10' 2") or (3.03m x 3.09m)

Double glazed window to rear, radiator, coving to ceiling.

## Bedroom 3 (10' 2" x 9' 11") or (3.09m x 3.03m)

Double glazed window to front, radiator, coving to ceiling.

## External

To The Front: Low maintenance front garden with paving stones, and decorative slate chippings with flower beds, there is off road parking for 3 vehicles.

To The Rear: There is a low maintenance enclosed rear garden with patio seating area plus Astro turf, an outdoor spacious shed that has multiple usages. The shed has running Hot and Cold water plus central heating, currently used as a bar/storage but has many multiple usages.

Double gated side access which leads back onto the front driveway.

## Tenure

Freehold

## Council Tax

B

