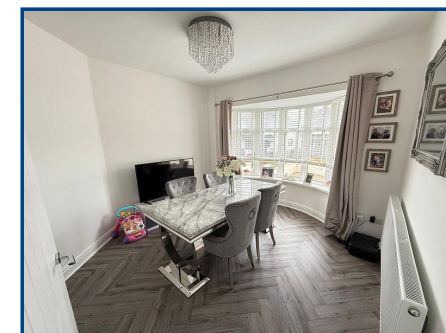


**Woodland Park
Glynneath
Neath
Neath Port Talbot.**

Price £195,000



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN PROPERTY
- BATHROOM & WC
- IDEAL FAMILY HOME
- NO CHAIN



General Description

Perfect family home..

This charming semi-detached property in Glynneath, Neath is the perfect family home waiting for you to make it your own.

Call us today to book a viewing.

EPC Rating: C72

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.

Property Description

Welcome to this charming semi-detached property, located in the sought-after area of Glynneath, Neath.

Upon entering, you are greeted by an inviting hallway leading into the spacious lounge and sitting room/diner, perfect for entertaining guests or relaxing with the family. The well-equipped kitchen and modern bathroom on the ground floor provide both practicality and style.

Upstairs, you will find three comfortable bedrooms and a convenient WC, as well as a versatile loft room that can be transformed to suit your needs.

Externally, the property boasts a low maintenance frontage, side access leading to an enclosed tiered rear garden with a lush lawn and a patio seating area, ideal for al fresco dining on warm summer evenings.

Situated in a well-connected area with easy access to the A465 and M4 corridor, this

property is perfect for commuters. Local amenities, including shops, schools, and leisure facilities, are just a stone's throw away. Additionally, regular bus routes ensure convenience for those without a car.

Don't miss this opportunity to make this property your next home. Contact us today to arrange a viewing and discover all that this property has to offer.

Hallway (12' 8" x 5' 9") or (3.87m x 1.74m)
Entrance to hallway, window to front, wall mounted consumer unit, under stairs storage, radiator, laminate flooring.

Lounge (10' 2" x 11' 6") or (3.09m x 3.50m)
Bay window to front, radiator, laminate flooring.

Sitting Room / Dining Room (11' 4" x 16' 4") or (3.46m x 4.97m)
Frosted window to side, wood burner, radiator, laminate flooring.

Kitchen (10' 4" x 9' 5") or (3.15m x 2.87m)

Window and door to rear, wall & base fitted units with work top over, integrated oven, hob with extractor fan above, sink unit, tiled flooring.

Bathroom (8' 11" x 5' 8") or (2.72m x 1.73m)
Frosted window to rear, panelled bath unit, hand basin, WC, storage cupboard with plumbing for washing machine, extractor fan, radiator, tiled walls, laminate flooring.

First Floor Accommodation (6' 4" x 8' 2") or (1.92m x 2.50m)
Frosted window to side, access to loft. Doors leading to.

Bedroom 1 (10' 2" x 11' 10") or (3.11m x 3.60m)
Window to front, radiator.

Bedroom 2 (8' 1" x 8' 2") or (2.47m x 2.50m)
Window to rear, radiator.

Bedroom 3 (11' 4" x 8' 2") or (3.45m x 2.49m)
Window to rear, airing cupboard with wall mounted combi heating system, radiator.

W.C. (6' 11" x 5' 5") or (2.11m x 1.65m)
Frosted window to front, WC, vanity hand basin, storage cupboard, extractor fan, laminate flooring.

Loft Room (11' 10" x 10' 0") or (3.61m x 3.05m)
Sky Lantern to rear.

External
Low maintenance frontage, side access leading to enclosed tiered rear garden with patio seating area.

Services
Mains gas, mains drainage, mains water, mains electricity

Tenure
Freehold

Council Tax
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