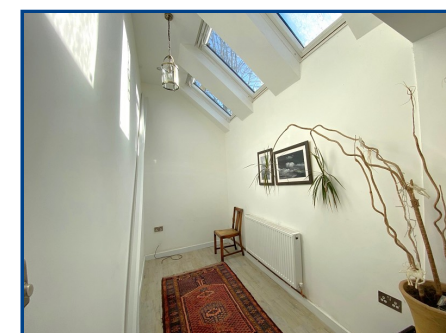


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Canal Place
Glynneath
Neath
Neath Port Talbot.**

Price £145,000



- SEMI DETACHED COTTAGE
- 2 BEDROOMS
- LOUNGE & SITTING ROOM
- KITCHEN / DINER
- ENCLOSED GARDEN TO THE FRONT
- PARKING AREA FOR ONE VEHICLE
- IDEAL FIRST PURCHASE
- NO CHAIN

General Description

Introducing this charming semi-detached cottage in Glynneath Neath! Nestled in a picturesque location, this delightful home boasts 2 bedrooms and 1 bathroom, providing the perfect blend of comfort and charm. Outside, the property features parking for one vehicle and an enclosed front garden with a relaxing seating area, ideal for enjoying those sunny days. Call us today to book your viewing.....

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.

Tel: **01639 646 926**

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

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

Property Description

Welcome to this charming semi-detached cottage in the peaceful location of Glynneath Neath. This quirky property boasts a truly immaculate presentation, with stunning beamed ceilings adding character to the recently renovated interior.

Featuring two cosy bedrooms and a beautifully appointed bathroom, this home also benefits from new windows, doors, gas heating system and a modern kitchen. Outside, you'll find parking for one vehicle and an enclosed front garden with a lovely seating area - perfect for enjoying the tranquillity of the surroundings.

Located in Glynneath Neath, this property offers easy access to a range of local amenities, including shops, schools, and restaurants. Nature lovers will appreciate the nearby green spaces, perfect for leisurely walks and picnics, also close to Sgwd Gwladys Waterfalls & other nearby attractions.

Don't miss the opportunity to view this exceptional property - book your appointment today and discover the magic of living in this unique and welcoming home.

Entrance to Lounge (13' 11" x 9' 03") or (4.24m x 2.82m)

Entrance to lounge, windows to the front. Wooden mantel with free standing gas fire on flagstone hearth, beams to the ceiling, under stairs storage cupboard, radiators. Open aspect to.

Sitting Room (13' 11" x 8' 06") or (4.24m x 2.59m)

Window to the front, under stairs storage cupboard, radiator.

Inner Hallway (10' 0" x 2' 09") or (3.05m x 0.84m)

Tiled flooring, storage area with wall mounted gas boiler & plumbing for a washing machine. Doors leading to.

Family Bathroom (7' 11" x 5' 08") or (2.41m x 1.73m)

Frosted window to the rear, panelled bath with shower over, hand basin, low-level WC, partially tiled & panelled walls, heated towel rail.

Kitchen. (17' 11" x 8' 0") or (5.46m x 2.44m)

Window & door opening to the rear yard. A range of wall & base fitted unit with work top over, bowl & half sink unit, electric hob, oven & extractor fan above. Integrated dishwasher, tiled for splash back, laminated flooring, spotlights to the ceiling. Opening to.

Dining Room (12' 05" x 5' 06") or (3.78m x 1.68m)

Roof windows, laminated flooring, radiator.

First Floor Accommodation (8' 0" x 2' 05") or (2.44m x 0.74m)

Landing area, doors leading to.

Bedroom 1 (14' 0" x 9' 03") or (4.27m x 2.82m)

Window to the front, wardrobe area, radiator.

Bedroom 2 (14' 0" x 8' 07") or (4.27m x 2.62m)

Window to the front, radiator.

External

Low maintenance frontage with loose bark & paved seating area. Outbuilding attached to the property, ideal for storage. No rear garden, only pathway, with door access leading to the side lane.

Agents Note

To be advised, the parking area will be registered with the Land Registry, on purchase of the property.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

