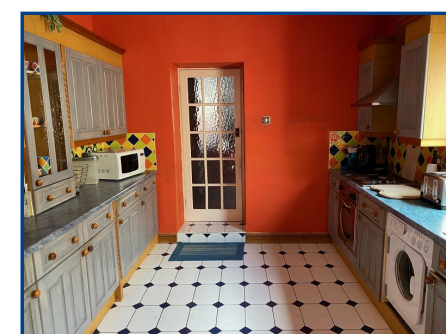


**Edward Street
Glynneath
Neath
Neath Port Talbot.**

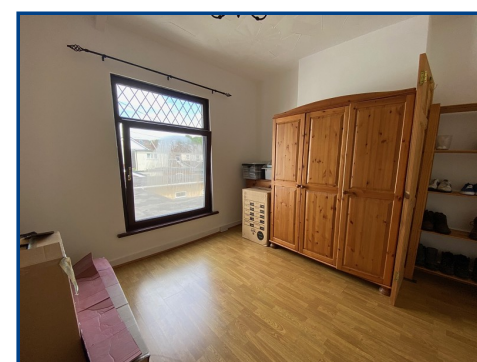
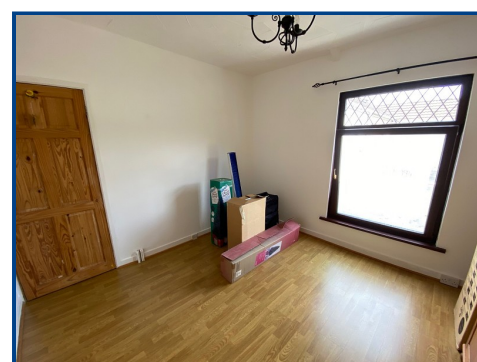
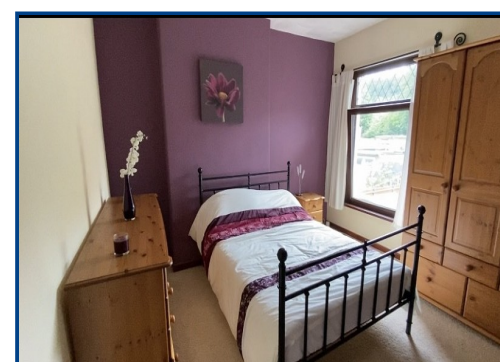
Price £145,000



- MID TERRACE PROPERTY
- 3 DOUBLE BEDROOMS
- LOUNGE
- KITCHEN
- GROUND FLOOR FAMILY BATHROOM
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- GARAGE TO THE REAR
- IDEAL FIRST PURCHASE
- NO CHAIN
- REQUIRES SOME MODERNISING

General Description

Welcome to this charming 3 double bedroom mid-terrace property located in the picturesque village of Glynneath, nestled in the stunning Neath Valley. 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.

Property Description

Welcome to Glynneath, situated in the picturesque Neath Valley, where tranquillity meets convenience. This charming mid terrace property boasts three spacious double bedrooms, perfect for a growing family or those in need of extra space. The ground floor features a well-maintained bathroom, providing both convenience and comfort.

Although some modernising may be desired, this property offers a solid foundation for your dream home. Additionally, the enclosed low maintenance rear garden and garage at the rear of the property provide ample outdoor space for relaxation and storage.

Glynneath is known for its stunning natural scenery, with nearby attractions such as the famous Sgwd Gwladys Waterfalls, Gnoll Country Park and the serene River Neath offering endless opportunities for outdoor adventures. For daily essentials and leisure activities, the town centre is within easy reach, ensuring all your needs are met.

Don't miss the chance to experience the beauty and convenience of this property first hand. Contact us today to arrange a viewing and secure your place in this sought-after location.

Porch (3' 07" x 3' 01") or (1.09m x 0.94m)

Porch, wall mounted electric meter.

Hallway (9' 00" x 2' 11") or (2.74m x 0.89m)

Entrance to hallway via frosted half glazed wooden door. Staircase to the 1st floor, radiator. Double doors to the side, giving access to.

Lounge (21' 08" x 12' 11") or (6.60m x 3.94m)

Window to the front, French doors opening on to the rear garden. Wooden fire surround with free standing gas fire, with back boiler serving the central heating system. Under stairs storage cupboard, radiators.

Kitchen (11' 04" x 11' 00") or (3.45m x 3.35m)

Window to the side. A range of wall & base fitted units with work top over, bowl & half sink unit. Electric hob with extractor fan above & oven. Integrated fridge & freezer, plumbing for a washing machine, space for a tumble dryer. Tiled for splash back, tiled flooring, radiator.

Inner Hall (10' 07" x 2' 09") or (3.23m x 0.84m)

Room for an additional freezer, cloakroom. Door to the side giving access to the rear garden.

Bathroom (9' 09" x 7' 02") or (2.97m x 2.18m)

Frosted window to the rear, panelled bath, shower cubicle, hand basin, low-level WC, partially tiled walls, tiled flooring, radiator.

First Floor Accommodation (12' 02" x 5' 04") or (3.71m x 1.63m)

Landing area, storage cupboard, attic entrance. Doors leading to.

Bedroom 1 (15' 09" x 10' 07") or (4.80m x 3.23m)

Windows to the front, laminated flooring, radiator.

Bedroom 2 (11' 08" x 10' 11") or (3.56m x 3.33m)

Window to the rear, radiator.

Bedroom 3 (12' 03" x 10' 07") or (3.73m x 3.23m)

Window to the side, laminated flooring, radiator.

External

Low maintenance paved rear garden.

Garage / Workshop (17' 07" x 17' 00") or (5.36m x 5.18m)

Window to the front, up & over door. Power & lighting, storage area.

Services

Mains drainage, mains gas, mains water, mains electricity

