

**Craig Nedd
Glynneath
Neath
Neath Port Talbot.**

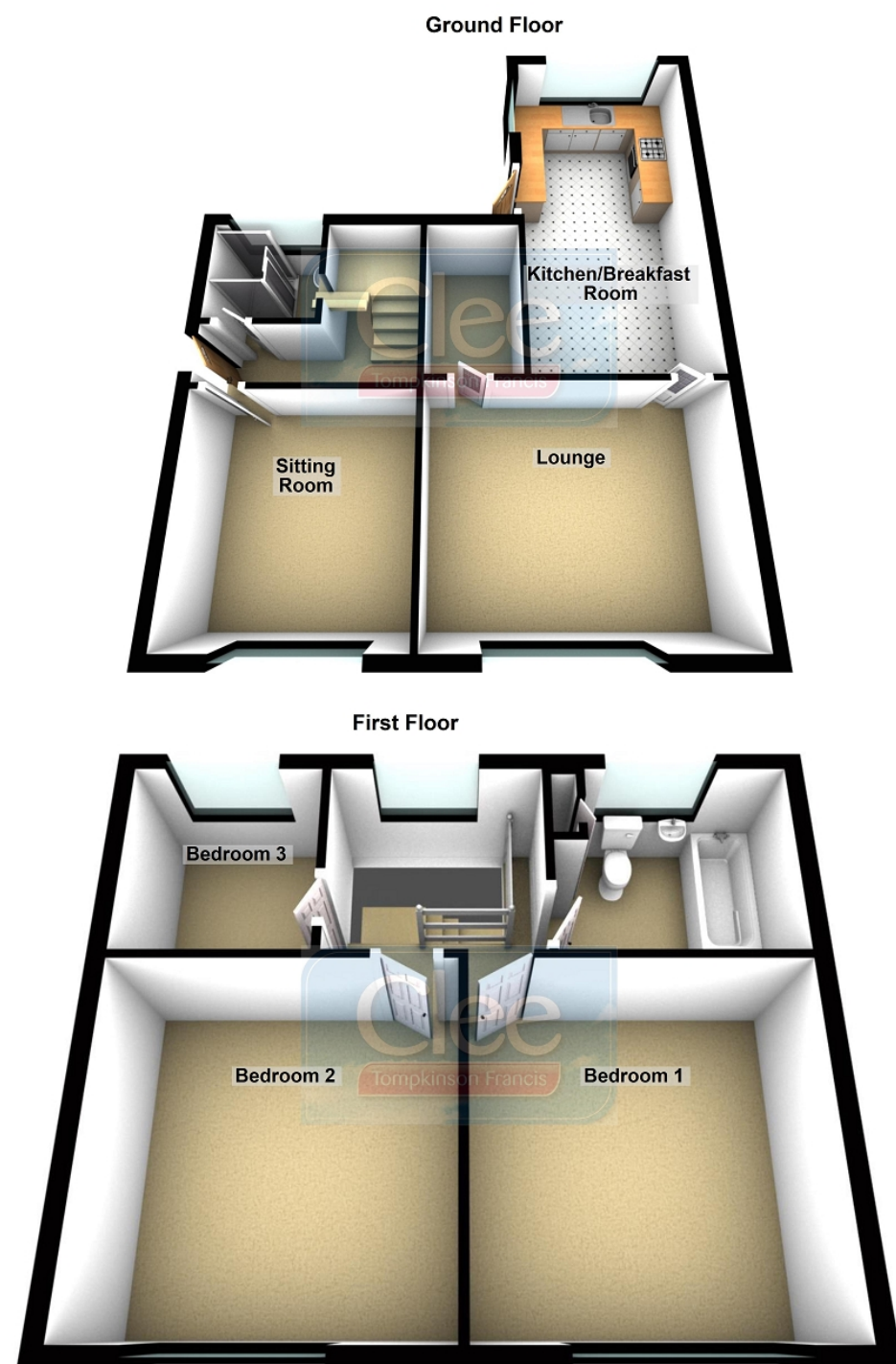
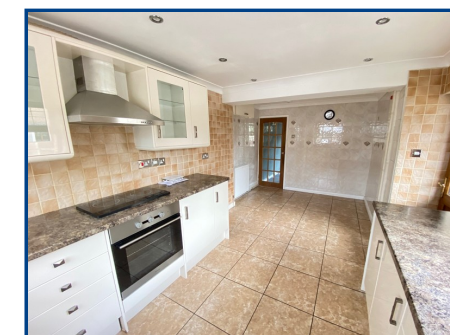
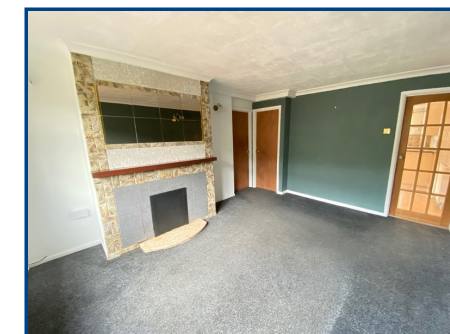
Price £185,000



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- SHOWER ROOM & BATHROOM
- 2 RECEPTION ROOMS
- KITCHEN / BREAKFAST ROOM
- IDEAL FAMILY HOME / FIRST PURCHASE
- SPACIOUS DRIVEWAY LEADING TO SINGLE GARAGE
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- NO CHAIN

General Description

Semi detached, 3 Bedroom property situated in Craig Nedd Glynneath. Ideal family home, call us today to schedule your viewing appointment....



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.

EPC Rating: D62

Property Description

Introducing this beautiful semi-detached property located in the picturesque village of Glynneath, nestled in the serene Neath Valley.

This well-maintained three-bedroom home boasts a ground floor shower room and a first floor bathroom, making it perfect for modern family living. The property's ample driveway parking, leading to a single garage, provides ease of access and secure storage for vehicles.

Additionally, the enclosed low maintenance rear garden is perfect for outdoor entertaining or simply enjoying a quiet moment amidst nature.

Situated in a peaceful and idyllic setting, this property offers a retreat from the hustle and bustle of city life. Nearby points of interest include stunning walking routes along the Neath Valley, as well as charming local pubs and eateries for a leisurely evening out. Property is also situated 30 minutes from The Brecon Beacons National Park & Gower Peninsula.

Don't miss the opportunity to view this stunning property in person. Contact us today to arrange a viewing and experience the beauty and tranquillity of life in Glynneath.

Entrance Hall (10' 06" x 2' 11") or (3.20m x 0.89m)

Side entrance to hallway, staircase leading to the 1st floor, radiator. Doors leading to.

Sitting Room (11' 00" x 10' 00") or (3.35m x 3.05m)

Window to the front, frosted window to the side, radiator.

Walk in shower / Wet Room (7' 00" x 5' 02") or (2.13m x 1.57m)

Frosted window to the rear, walk in shower area, vanity hand basin, low-level WC, fully tiled walls & flooring, radiator.

Lounge (14' 02" x 11' 05") or (4.32m x 3.48m)

Window to the front, wooden mantel, storage cupboard, radiator.

Kitchen/Breakfast Room (18' 07" x 9' 02" x 8' 9") or (5.66m x 2.79m x 2.67m)

Window to the rear, window & door to the side giving access to the rear garden. A range of wall & base fitted units with work top over, sink unit, electric hob & oven with extractor fan above. Plumbing for a washing machine, spotlights to the ceiling, tiled flooring, radiator.

First Floor Accommodation. (9' 05" x 6' 07") or (2.87m x 2.01m)

Frosted window to the rear, radiator. Doors leading to.

Bedroom 1 (12' 01" x 11' 05") or (3.68m x 3.48m)

Window to the front, radiator.

Bedroom 2 (11' 00" x 9' 11") or (3.35m x 3.02m)

Window to the front, built in wardrobe, radiator.

Bedroom 3 (9' 05" x 7' 00") or (2.87m x 2.13m)

Window to the rear, radiator. Attic entrance.

Bathroom (8' 05" x 7' 05") or (2.57m x 2.26m)

Frosted window to the rear, panelled bath, hand basin, low-level WC, partially tiled walls, radiator. Storage cupboard housing gas central heating boiler.

External

Paved driveway with ample parking leading to single garage. Spacious low maintenance frontage with mature shrub borders. Enclosed rear garden benefiting from paved seating area with loose stone.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

B

