

**High Street  
Glynneath  
Neath  
Neath Port Talbot.**

Price **£149,950**



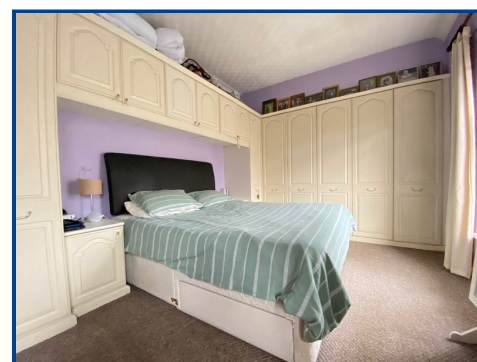
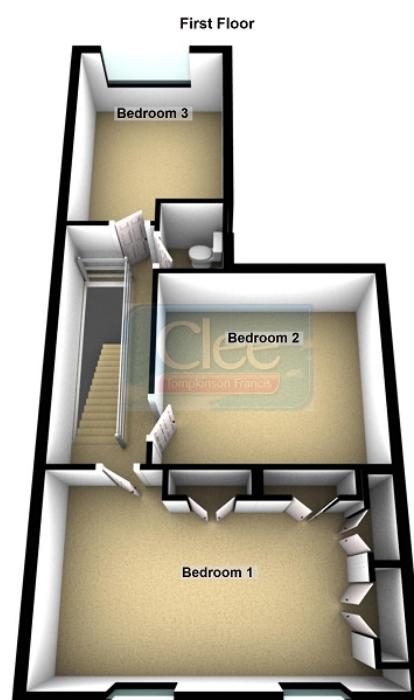
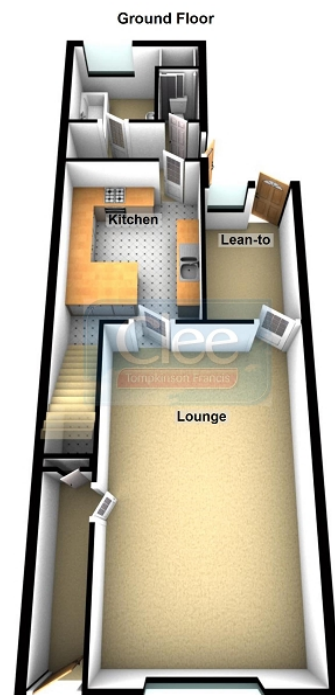
- MID TERRACE PROPERTY
- 3 BEDROOMS
- LOUNGE
- KITCHEN
- GROUND FLOOR BATHROOM + FIRST FLOOR WC
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- SINGLE GARAGE + PARKING SPACE ADJACENT
- WALKING DISTANCE FROM AMENITIES
- IDEAL FIRST PURCHASE / DOWNSIZE TO

**General Description**

Mid terrace 3 bedroom property, situated in the heart of the picturesque Glynneath Neath Valley. This well-presented property offers a wonderful blend of spacious living and modern comforts. Spanning across a generous double extension, perfect for families or those needing extra space. Call us today to schedule your viewing appointment.



**EPC Rating: D64**



Viewing: **01639 646 926**

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Tel: **01639 646 926**

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

## Property Description

Situated in the heart of the beautiful Glynneath Neath Valley, this exceptionally well-presented mid terrace property offers an outstanding blend of comfort, space, and style—making it the ideal home for families or anyone seeking generous living in a picturesque setting.

Set within a thriving local community, this delightful home has benefited from a substantial double extension, creating an abundance of space and versatility throughout. An inviting hallway leads to an impressive ground floor layout, featuring a living area perfect for relaxing or entertaining. The spacious, contemporary kitchen is ideal for those who love to cook, while the adjacent ground floor bathroom adds convenience for busy households. Upstairs, the property boasts three double bedrooms, each offering excellent proportions and ample room for wardrobes and storage. An additional upstairs WC provides further practicality for modern family living.

Step outside to find a single garage and an additional off-road parking space, ensuring parking is effortless for residents and guests alike.

Glynneath is perfectly positioned within the spectacular Neath Valley, renowned for its scenic beauty. The area is surrounded by lush countryside, offering breath-taking walks and

cycling routes, including the renowned Waterfall Country trails just a short drive away. The village itself boasts a selection of local shops, cafes, and traditional pubs, while excellent transport links provide swift access to Neath, Swansea, and the wider South Wales area. Families will appreciate the proximity to reputable local schools and leisure facilities.

This is a rare opportunity to acquire a beautifully maintained and spacious home in one of South Wales' most sought-after valleys. Arrange a viewing today to fully appreciate everything this property and location have to offer.

### Hallway (12' 10" x 3' 01") or (3.91m x 0.94m)

Entrance to hallway, storage cupboard, wall mounted electric meter, radiator.

### Lounge (22' 00" x 13' 05" ) or (6.71m x 4.09m)

Window to the front, wall mounted gas fire, radiators.

### Conservatory / Lean to (10' 09" x 6' 05" ) or (3.28m x 1.96m)

Wall mounted electric fire, tiled flooring. Poly carbonated roof. Window & door opening to the rear garden.

### Kitchen. (12' 11" x 9' 09") or (3.94m x 2.97m)

Window to the side. Wall & base fitted units with work top over, breakfast bar, bowl & half

sink unit. Gas hob, electric oven with extractor fan. Plumbing for a washing machine & dishwasher, tiled for splash back. Enclosed gas central heating boiler.

### Inner Hall (9' 09" x 2' 11" ) or (2.97m x 0.89m)

Space for tumble dryer. Door to the side giving access to the rear garden.

### Family Bathroom (9' 08" x 7' 04" ) or (2.95m x 2.24m)

Frosted window to the rear, free standing jet powered bath, shower cubicle, vanity hand basin. Additional storage area & shelved walls. Fully tiled walls & flooring, vertical radiator.

### Cloakroom (4' 06" x 3' 10" ) or (1.37m x 1.17m)

Frosted window to the rear, low-level WC, wall mounted hand basin. Tiled flooring, fully tiled walls.

### First Floor Accomodation (13' 04" x 5' 03" x 2' 8") or (4.06m x 1.60m x 0.81m)

Landing area, storage cupboard. Doors leading to.

### First Floor WC (4' 06" x 3' 10" ) or (1.37m x 1.17m)

Frosted window to the side, WC, wall mounted hand basin. Tiled flooring, fully tiled walls.

### Bedroom 1 (15' 00" x 10' 09" ) or (4.57m x 3.28m)

Windows to the front, built in wardrobe, radiator.

### Bedroom 2 (12' 10" x 11' 05" ) or (3.91m x 3.48m)

Window to the rear, laminated flooring, radiator.

### Bedroom 3 (11' 05" x 9' 09" ) or (3.48m x 2.97m)

Window to the rear, laminated flooring, radiator.

## External

Enclosed paved low maintenance rear garden, with feature pond.

### Single Garage (17' 11" x 9' 08" ) or (5.46m x 2.95m)

Power & electric. Up & over remote door. Parking space for one vehicle adjacent to garage.

## Services

Mains gas, mains electricity, mains water, mains drainage

## Tenure

Freehold

## Council Tax

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