

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

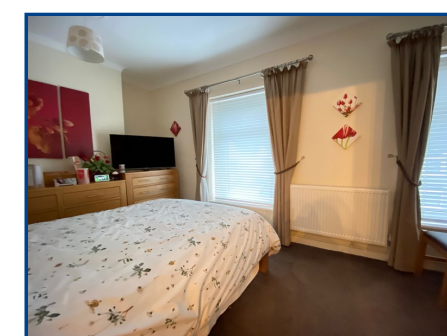
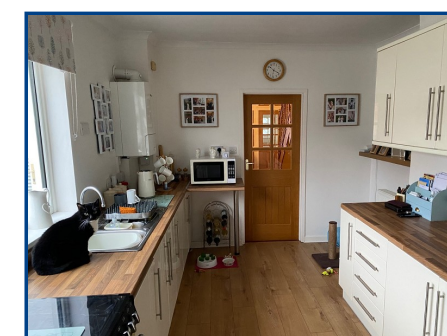
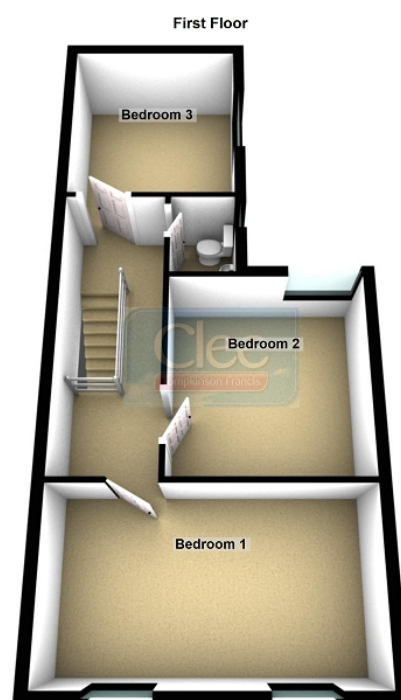
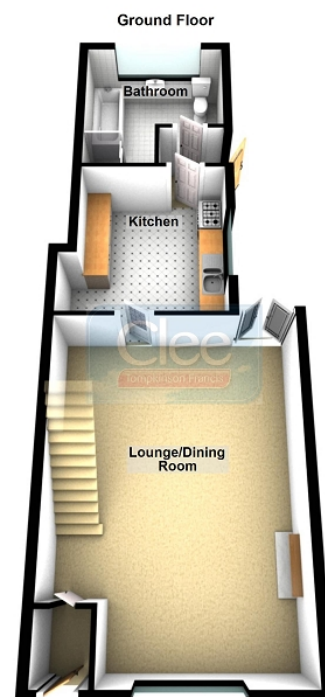
Price **£180,000**



- SEMI DETACHED PROPERTY
- 3 DOUBLE BEDROOMS
- LOUNGE / DINING ROOM
- KITCHEN
- FAMILY BATHROOM + UPSTAIRS WC
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- IDEAL FIRST PURCHASE
- NO CHAIN

General Description

Situated in the heart of the popular Glynneath Neath Valley, this well presented three bedroom semi detached property offers an ideal opportunity for families and first time buyers alike. Call us today to book your viewing appointment.



Viewing: **01639 646 926**

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

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

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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

Situated in the charming village of Glynneath in the picturesque Neath Valley, this well-presented three double bedroom semi-detached property offers spacious and comfortable living in an enviable location. The property is thoughtfully arranged across two floors, featuring a modern ground floor bathroom as well as a convenient upstairs WC, making it ideal for busy family life.

Each of the three bedrooms is generously proportioned, providing ample space for relaxing or working from home. The living areas are inviting and bright, benefitting from the property's exceptional presentation throughout. A low maintenance, enclosed rear garden makes for a perfect private retreat, ideal for alfresco dining or relaxing in the sun. The additional outbuilding offers versatile storage or workshop options, complementing the outside space beautifully.

Glynneath is known for its welcoming community and stunning natural surroundings. Situated in the heart of the Neath Valley, residents are just moments from the breathtaking beauty of Waterfall Country, with spectacular walks and outdoor

adventures at Aberdulais Falls and the Vale of Neath. The village itself boasts a range of local amenities including shops, cafes, and reputable schools, while excellent transport links connect you easily to Neath town centre and onward to Swansea and Cardiff.

Don't miss the chance to make this well-presented family home yours. Arrange a viewing today and discover all that this delightful property and its beautiful surroundings have to offer.

Hall (4' 0" x 3' 02") or (1.22m x 0.97m)

Entrance to hall, enclosed wall mounted electric meter, radiator. Door leading to.

Lounge/Dining Room (20' 07" x 17' 03" x 15' 6") or (6.27m x 5.26m x 4.72m)

Bow window to the front, with French doors opening on to the rear garden. Wooden fire surround with multi fuel fire, staircase leading to the 1st floor, radiators.

Kitchen (14' 03" x 10' 00" x 9' 4") or (4.34m x 3.05m x 2.84m)

A range of wall & base fitted units with work top over, bowl & half sink unit, free standing gas cooking range. Plumbing for a washing

machine, space for a tumble dryer, window to the side, laminated flooring. Wall mounted gas central heating boiler, radiator.

Inner Hall (4' 07" x 3' 00") or (1.40m x 0.91m)

Cloak room area, door to the side giving access to the rear garden.

Family Bathroom (10' 01" x 9' 02" x 6' 10") or (3.07m x 2.79m x 2.08m)

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

First Floor Accommodation.

Landing area, attic entrance with pull down ladder, partially boarded & insulated. Storage cupboard & radiator.

Bedroom 1 (16' 08" x 9' 06") or (5.08m x 2.90m)

Windows to the front, radiator.

Bedroom 2 (11' 01" x 9' 04") or (3.38m x 2.84m)

Window to the rear, radiator.

WC (4' 08" x 3' 08") or (1.42m x 1.12m)

Frosted window to the side, hand basin, low-level WC.

Bathroom 3 (10' 00" x 9' 05") or (3.05m x 2.87m)

Window to the side, radiator.

External

Low maintenance frontage with side gated access to the rear garden. Enclosed paved rear garden with loose stone centre feature & borders. External lighting & water supply. Gated access to the rear lane.

Outbuilding (12' 01" x 9' 07") or (3.68m x 2.92m)

Window & door to the front.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

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