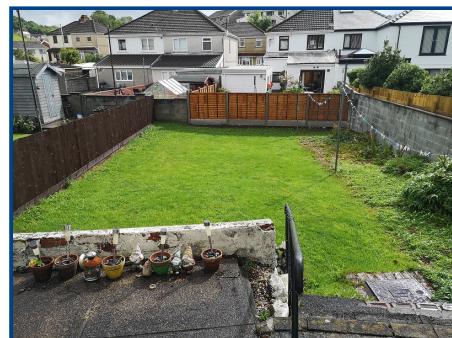


**Heol Y Glyn
Glynneath
Neath
Neath Port Talbot.**

Price £127,000



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY & GARAGE
- IDEAL FIRST PURCHASE
- SOLD WITH NO CHAIN
- POPULAR VILLAGE LOCATION



General Description

EPC Rating: D65

We are delighted to offer this semi detached family home in the popular village of Glynneath. The property comprises of lounge dining room, family bathroom, kitchen to ground floor and three bedrooms to first floor. The property has off road parking to the front with detached garage.

Property Description

We are delighted to offer for sale this semi detached family home located in the popular village of Glynneath. The property comprises of lounge dining room, family bathroom and kitchen to ground floor with three bedrooms to first floor. The property has a good size rear garden with off road parking to the front and a detached garage to the side. The property has double glazing throughout and is set within walking distance to local amenities and within easy access to the M4 corridor. Ideal for a first time buyer or family home, sold with no onward chain, viewing highly recommended.

Entrance

Entrance to hallway via double glazed frosted door to front, double glazed frosted window to front, staircase leading to first floor.

Lounge/Dining Room (22' 0" x 14' 8") or (6.71m x 4.46m)

Double glazed bay window to front, feature fire place, coving to ceiling, under stairs storage cupboard, fitted carpets, 3 x radiators, door to bathroom.

Bathroom

Modern white three piece suite which comprises of, low level WC, pedestal wash hand basin, panelled bath with shower over,

frosted double glazed window to side, radiator, part tiled walls.

Kitchen (6' 6" x 17' 2") or (1.99m x 5.23m)

Double glazed French doors to the rear, double glazed window to rear, range of wall and base units with work top over, stainless steel sink unit, plumbing for washing machine, space for cooker, fridge freezer, radiator, tiled flooring.

1st Floor Landing

Double glazed window to side, doors leading to...

Bedroom 1 (10' 2" x 15' 5") or (3.10m x 4.70m)

Two double glazed windows to front, radiator, coving to ceiling.

Bedroom 2 (11' 6" x 8' 10") or (3.51m x 2.68m)

Double glazed window to rear, radiator, alcove storage cupboard.

Bedroom 3 (8' 6" x 8' 4") or (2.60m x 2.54m)

Double glazed window to rear, radiator, coving to ceiling, loft access.

External

Frontage, with driveway leading to single garage. Side access to the rear garden. Enclosed rear garden with patio seating area & lawn.



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.