

**Merthyr Road
Pontwalby
Glynneath
Neath
Neath Port Talbot.**

Price **£124,950**



- **END OF TERRACE PROPERTY**
- **2 BEDROOMS**
- **LOUNGE / DINER**
- **OFF ROAD PARKING FOR TWO VEHICLES**
- **DECEPTIVELY SPACIOUS REAR GARDEN**
- **PLANNING PASSED FOR DOUBLE EXTENSION TO REAR**
- **VIEWING RECOMMENDED**



EPC Rating: F32

General Description

Ideal First Purchase!

2 Bedroom end of terrace property, situated in Merthyr Road Pontwalby. Off road parking to the side, planning permission previously passed for double extension. Don't miss this opportunity, call us today to book a viewing....

Property Description

Ideal First Purchase!

2 Bedroom end of terrace property, situated in Merthyr Road Pontwalby. Property offers; Entrance to lounge, kitchen, bathroom to the ground floor. 2 Bedrooms to the 1st floor. Off road parking for two vehicles to the side, with a deceptively spacious garden & seating area. Property also benefits from gas central heating & double glazing throughout. Planning has previously been passed, now lapsed, for a double extension to the rear, planning reference & plans to follow. Pontwalby benefits from rural walks & The River Neath nearby, ideal for keen fishermen. Glynneath is a short stroll away, offering many local amenities, local Tesco store, shops, schools, regular bus service & good road links to the M4 corridor. Viewing is highly recommended to appreciate property & further development potential. Call us today to book a viewing....

Entrance to Lounge (18' 01" x 12' 06") or (5.51m x 3.81m)

Window to the front, Inglenook style fireplace, exposed stone feature wall, free standing electric fire. Staircase to the 1st floor, Storage cupboard housing gas central heating boiler, wall mounted electric meter, radiators.

Kitchen (10' 02" x 7' 07") or (3.10m x 2.31m)

Window & door to the rear, giving access to the garden. Wall & base fitted units, electric

cooker point, plumbing for a washing machine, bowl & half sink unit, tiled for splash back, tiled flooring, radiator.

Bathroom (10' 02" x 4' 07") or (3.10m x 1.40m)

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

Landing

Door leading to;

Bedroom Two (8' 11" x 7' 0") or (2.72m x 2.13m)

Window to the rear, radiator. Door leading to main bedroom.

Bedroom One (11' 02" x 10' 07") or (3.40m x 3.23m)

Window to the front, built in wardrobes, radiator.

External

Off road parking to the side for two vehicles. Undercover barbeque seating area, with further decked seating area, also benefiting from summer house with power & lighting, spacious area ideal for those family get together's.

Planning has previously been passed, but now lapsed, for a double extension to the rear. Planning reference will follow.



Important notice

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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.