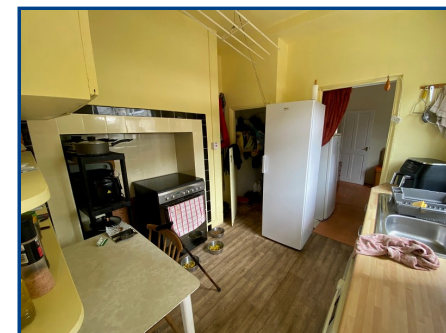
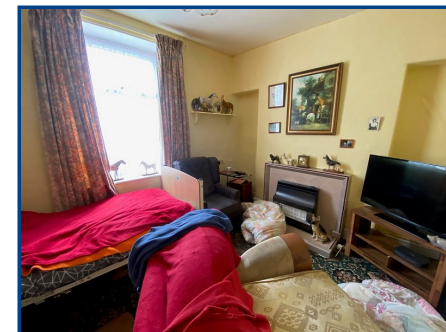


**Merthyr Road  
Pontwalby  
Glynneath  
Neath  
Neath Port Talbot.**

Offers Over **£85,000**



- SEMI DETACHED PROPERTY
- RENOVATION REQUIRED THROUGHOUT
- 3 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- OFF ROAD PARKING
- IDEAL INVESTMENT OPPORTUNITY

### General Description

**IDEAL INVESTMENT OPPORTUNITY!**  
3 Bedroom semi detached property, situated in Merthyr Road Glynneath.  
Call us today to book your appointment.



Viewing: **01639 646 926**

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

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

#### 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](mailto:surveys@ctf-uk.com).

**Property Description**

IDEAL INVESTMENT OPPORTUNITY!

3 Bedroom semi detached property, situated in Merthyr Road Glynneath.

Property offers; Entrance to porch, hallway, 2 reception rooms, kitchen & bathroom to the ground floor. 3 Double bedrooms to the 1st floor. Externally the property offers, off road parking for one vehicle, to the side of the property, with potential to add further spaces.

The property does require some renovating & modernising throughout the property, benefits from double glazing, no central heating. Glynneath has many local amenities, schools, shops, many rural walks, local Tesco store & petrol station, regular bus service and good road links to the M4 corridor. Viewing is highly recommended to appreciate the property potential & location. Call us today to book your viewing.....

**Entrance Porch (4' 10" x 3' 06") or (1.47m x 1.07m)**

Entrance to porch, wall mounted electric meter, tiled flooring.

**Hallway (10' 00" x 3' 06" ) or (3.05m x 1.07m)**

Staircase leading to the 1st floor. Doors leading to.

**Sitting Room (12' 07" x 10' 06" ) or (3.84m x 3.20m)**

Window to the front, tiled feature fireplace with gas fire.

**Lounge (12' 11" x 10' 08" ) or (3.94m x 3.25m)**

Window to the rear, tiled fireplace, free standing gas fire, alcoves with storage cupboards.

**Kitchen (9' 00" x 8' 00" ) or (2.74m x 2.44m)**

Window & door to the side giving access to the rear garden. Wall & base fitted

units, electric cooker point, plumbing for a washing machine, under stairs storage cupboard. Wall mounted immersion hot water heater.

**Bathroom (6' 10" x 6' 02" ) or (2.08m x 1.88m)**

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

**First Floor Accommodation (12' 00" x 5' 06" ) or (3.66m x 1.68m)**

Landing area, attic entrance, storage cupboards. Doors leading to.

**Bedroom One (16' 01" x 10' 06" ) or (4.90m x 3.20m)**

Windows to the front, tiled fireplace, wooden floor boards.

**Bedroom Two (15' 09" x 9' 00" ) or (4.80m x 2.74m)**

Window to the side, wooden floor boards.

**Bedroom Three (10' 09" x 10' 02" ) or (3.28m x 3.10m)**

Window to the rear, feature fireplace.

**External**

Enclosed private garden with mature shrubs & flower beds. Kennel area, 2 timber sheds, external lighting & water supply.

Parking for one vehicle, potential to create additional spaces.

**Services**

Mains water, mains gas, mains drainage, mains electricity

**Tenure**

Freehold

**Council Tax**

B

