

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

Price **£79,995**



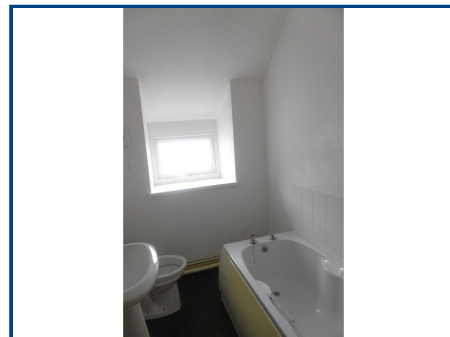
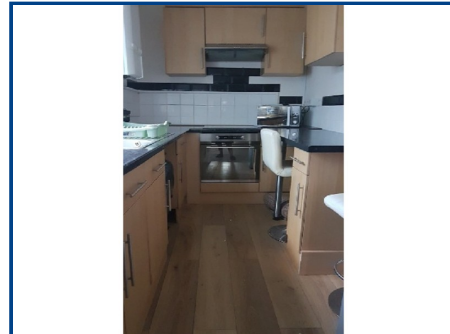
- **MID TERRACE COTTAGE**
- **IDEAL FIRST PURCHASE / INVESTMENT**
- **2 BEDROOMS**
- **LOUNGE**
- **KITCHEN**
- **GAS HEATING & DOUBLE GLAZING**

General Description

IDEAL FIRST PURCHASE / INVESTMENT OPPORTUNITY!

2 Bedroom cottage, situated in Merthyr Road Pontwalby. Popular location.

Call us today to book a viewing.....



EPC Rating: F37

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

Property Description

Ideal First Purchase / Investment Opportunity!
Popular Location!

2 Bedroom mid terrace cottage, situated on Merthyr Road Glynneath.

Property offers; Entrance to lounge, kitchen to the ground floor, 2 Bedrooms & bathroom to the 1st floor.

Property benefits from a low maintenance rear courtyard, gas central heating & double glazing throughout. Pontwalby also benefits from The River Neath for keen fishermen & rural walks. The village of Glynneath is a short stroll away with local amenities, local Tesco store, several shops, schools, regular bus service & good road links the the M4 corridor. Call us today to book a a viewing.....

Entrance to Lounge (18' 04" x 12' 06") or (5.59m x 3.81m)

Window to the front, staircase leading to the 1st floor, alcove with base storage cupboard. Door access to the rear garden, radiators.

Kitchen (10' 11" x 6' 07") or (3.33m x 2.01m)

Window to the side, a range of wall & base fitted units, electric hob, oven, plumbing for a washing machine, wall mounted gas central heating boiler, tiled for splash back, laminated flooring.

Landing

Attic entrance. Doors leading to;

Bedroom One (10' 02" x 7' 08") or (3.10m x 2.34m)

Window to the front, airing cupboard, radiator.

Bedroom Two (7' 11" x 7' 05") or (2.41m x 2.26m)

Window to the rear, radiator.

Bathroom (7' 10" x 5' 04") or (2.39m x 1.63m)

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

External

Enclosed rear courtyard.



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.