



## Robert Street, £175,000

- Council Tax C
- Three Reception Rooms
- Off Road Parking
- Spacious Rear Garden
- Out-Building
- EPC Rating: E



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## About the property

A well presented, extended property for sale with no on-going chain. Situated in the semi-rural Village of Glynneath, with easy access to local schools, shops, public transport links and the A465 corridor. Ideal position for anyone who enjoys walking and biking with beautiful countryside and waterfalls within close proximity.

Internally the property comprises of an entrance hall, an open plan lounge diner via an arch, a third reception room, kitchen and wet room to the ground floor. The first floor features a landing and three generous size bedrooms.

The front of the property benefits from off road parking which is accessed via double gates, whereas the rear garden is enclosed laid to lawn and patio, further benefiting from a spacious brick built out-building.

Internal viewings highly recommended.





## Accommodation

### Lounge

9' 8" x 10' 5" ( 2.95m x 3.17m )

### Dining Area

12' 3" x 9' 9" ( 3.73m x 2.97m )

### Reception

10' 7" x 8' 2" ( 3.23m x 2.49m )

### Kitchen

19' 8" x 8' 8" ( 5.99m x 2.64m )  
breakfast bar, cooker hood, hob.

### Bedroom 1

13' 4" x 9' 9" ( 4.06m x 2.97m )

### Bedroom 2

9' 4" x 8' 9" ( 2.84m x 2.67m )

### Bedroom 3

7' 5" x 6' 9" ( 2.26m x 2.06m )

### Bathroom

ground floor, shower room, walk in shower, basin. WC

### Front Garden

Parked and gate

### Rear Garden

lawn and patio.

### Outbuildings

Shed

### Special Features

single extension to side and no chain.

01639 635115

neath@peteralan.co.uk

## Floorplan

### Important Information

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