



Glynneath Road, £160,000

- Semi-Rural Location
- Well Presented Throughout
- Generous Plot with Well Maintained Gardens
- Council Tax Band B
- Two Double Bedrooms
- EPC Rating: Awaited



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About the property

Nestled into the woodlands surrounding Neath Valley is this lovingly maintained two double bedroom, semi detached home. With partial views overlooking Resolven canal and excellent links to the M4 corridor via the A465. The property is well situated for access to popular walking and cycling routes with Melincourt falls and 'Four Waterfalls Walk' nearby. Also conveniently located for access to local schools including Ynysfach Primary as well as Neath Town Centre with stores and public transport routes.

Internally, the property comprises of an entrance hallway, lounge and dining areas with log burner, a fitted kitchen, conservatory, two double bedrooms and family bathroom consisting of a bath, wc and hand wash basin.

The home also comes with extensive, marginally tiered grounds. This begins with a gated, gravel yard with potted plants to the front and a patio wrapping around the conservatory. A footpath winds through the lawns of the rear garden before reaching a Sumac Orchard hidden behind the tree line.

Internal viewings are highly recommended to truly appreciate the property.

Accommodation

Entrance Porch

Entrance Hall

Lounge

12' 3" x 9' (3.73m x 2.74m)

log burner

Dining Room

10' 4" x 12' 4" (3.15m x 3.76m)



Conservatory

9' 7" x 11' 7" (2.92m x 3.53m)

Landing

airing cupboard

Bedroom 1

10' 3" x 9' 4" (3.12m x 2.84m)

Bedroom 2

10' 4" x 9' 5" (3.15m x 2.87m)

Bathroom

bath, wc , hand wash basin

Loft Space

Front Garden

gravel, footpath, patio, 2 x steps

Rear Garden

outdoor w.c , tiered rear lawn space, mature tree lines and flower beds

Floorplan



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