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£100,000

- Council Tax Band (B)
- Off Road Parking
- Front & Rear Garden
- Ample Storage
- Two Bathrooms
- EPC Rating: C



3 2 1



About the property

Situated in a peaceful location, with attractive views and no on-going chain! A spacious three bedroom property, within close proximity to Glynneath Waterfalls, local schools, shops and public transport links. Ideal for commuters with the A465 and M4 corridor just a short drive. Internally the property comprises of a lounge with built in storage and double doors leading through to the spacious kitchen diner and a fully fitted wet room to the ground floor. The first floor features a bathroom and three bedrooms, two of which are doubles with built in wardrobes and storage. The property benefits from both a front and rear garden with shared side access. To the rear, there's a low maintenance, enclosed garden with double gates creating off road parking with access to the rear lane. The front also offers potential for off road parking subject to the relevant planning permissions. Plenty of potential offered with this property, making it an ideal renovation opportunity. Internal viewings highly recommended.

Accommodation

Lounge

15' 8" x 12' 4" max (4.78m x 3.76m max)

Entrance into lounge with built in storage and doors leading through to the hall and kitchen diner.

Kitchen Diner

19' 5" max x 14' max (5.92m max x 4.27m max)

Doors through to the shower room and rear garden.

Shower Room

Fitted as a wet room with a walk in shower, w.c, wash hand basin and rails.



Hall

Stairs to the first floor.

Landing

Doors through to three bedrooms and the bathroom.

Bedroom One

13' 2" max to wardrobes x 11' 4" min to storage cupboards (4.01m max to wardrobes x 3.45m min to storage cupboards)

Built in wardrobes and x2 sets of storage cupboards.

Bedroom Two

11' 8" min to wardrobes x 8' 9" (3.56m min to wardrobes x 2.67m) Fitted wardrobes.

Bedroom Three

8' 7" max x 8' max (2.62m max x 2.44m max)

Built in wardrobes.

Bathroom

Fitted with a three piece suite.

Front

Access to the front via a gate and side shared access via two gates.

Rear Enclosed rear garden, low maintenance with gates creating off road parking, accessing the rear lane.

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Floorplan

Important Information

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