



## Whitting Street

£100,000

- No On-Going Chain!
- Opportunity To Modernise
- Oozing with Potential!
- Council Tax Band - B
- Enclosed Rear Garden
- EPC Rating: Awaited



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## About the property

The perfect first time purchase, investment or family home in the sought after village of Glynneath, to be sold with no on-going chain! Boasting excellent links to the Brecon Beacons, including waterfall country in Pontneddvaughn less than two miles away! Access to the A465 is nearby leading to the M4 corridor, very convenient for commuters into Swansea & Cardiff. The home is approached via a gated yard to the front with a further enclosed rear garden accessed through the home or via a lane. Internally, the property comprises of an entrance hallway, with stairs to the landing, an open plan lounge and dining area and fitted kitchen. The first floor houses access to the loft space, two spacious bedrooms and a family bathroom consisting of w.c, bath and hand wash basin. Internal viewings are highly recommended.

## Accommodation

### Entrance Hallway

### Lounge Area

10' 4" Plus Bay Window x 9' 9" Plus Recess ( 3.15m Plus Bay Window x 2.97m Plus Recess )

### Dining Area

10' 6" x 15' 9" ( 3.20m x 4.80m )

### Kitchen

12' 8" x 8' 9" ( 3.86m x 2.67m )

### Landing





### Bedroom One

12' 7" Plus Recess x 9' 1" ( 3.84m Plus Recess x 2.77m )

### Bedroom Two

12' 3" x 7' 7" ( 3.73m x 2.31m )

### Bathroom

### Front Courtyard & Rear Garden

## Floorplan



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