



## Ynyslas Crescent, £140,000

- No On-Going Chain
- Recently Refurbished
- Gated Driveway & Enclosed Rear Garden
- Sought After Location
- Lovingly Maintained Throughout
- EPC Rating: C



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## About the property

Well presented and lovingly maintained throughout is this attractive family home within Glynneath. To be sold with no on-going chain making this a fantastic investment or first time purchase! Boasting excellent links to the M4 corridor via the A465 alongside well renowned schools, public transport and popular walking routes through the Neath Valley and Brecon Beacons!

The home is approached via a gated driveway to the front, with a lawned garden and access to a further rear garden via a gate to the side. Internally, the property comprises of an entrance hallway with stairs to the landing, a spacious lounge, fitted kitchen and a shower room. The first floor houses all three good sized bedrooms and the loft space. Internal viewings are highly recommended.

## Accommodation

### Entrance Hallway

### Lounge

17' 2" x 8' 9" ( 5.23m x 2.67m )

### Kitchen

11' 5" x 8' 5" plus recess ( 3.48m x 2.57m plus recess )

### Rear Hall



**Shower Room**

**Bedroom Three**

**Landing**

11' 1" x 6' 9" ( 3.38m x 2.06m )

**Bedroom One**

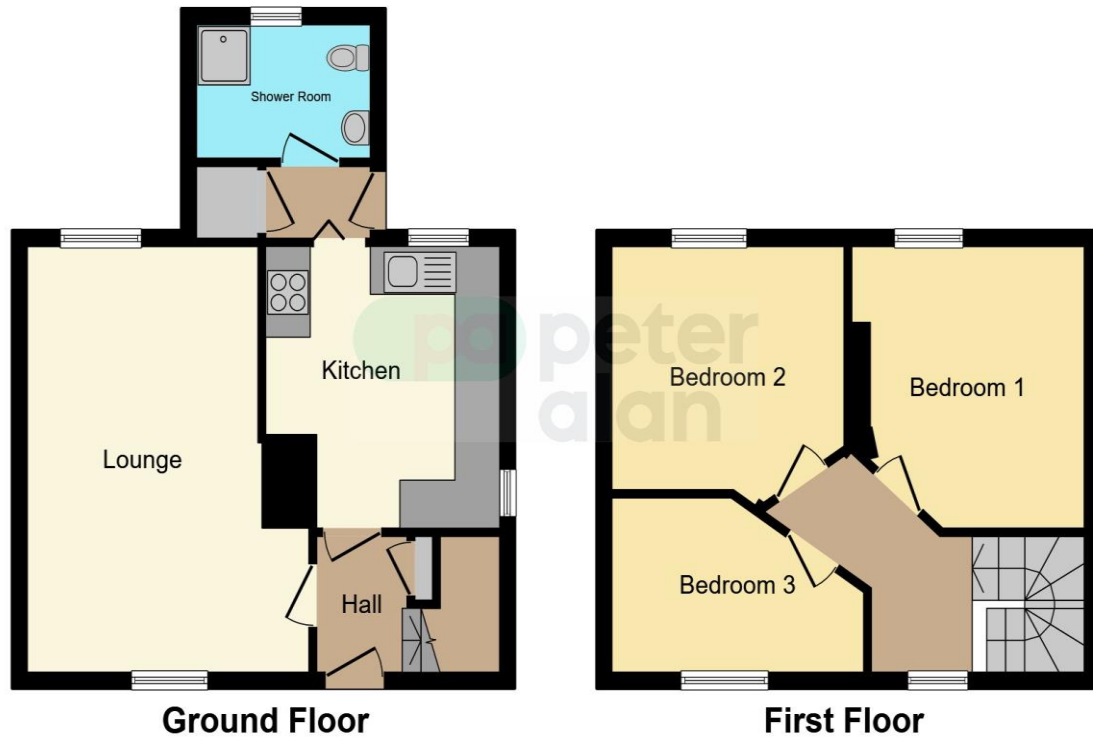
10' 3" plus recess x 9' 9" plus recess ( 3.12m plus recess x 2.97m plus recess )

**Bedroom Two**

11' 6" max x 9' 9" max ( 3.51m max x 2.97m max )

**Front & Rear Gardens**

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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