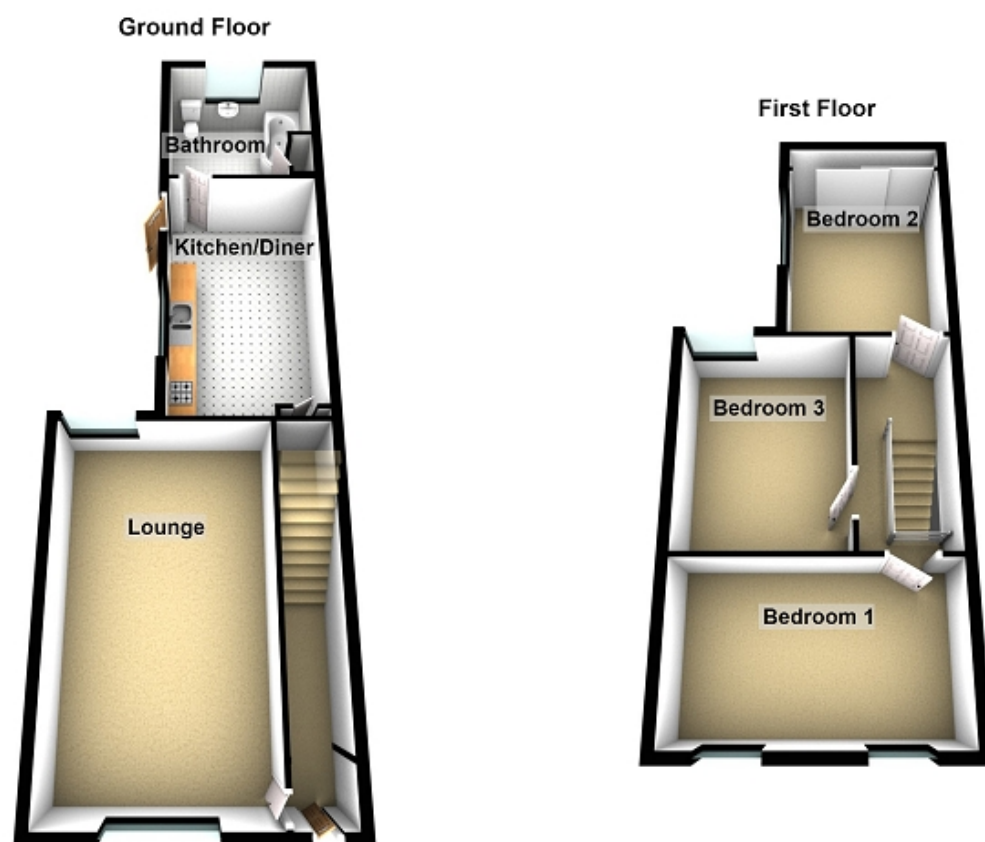
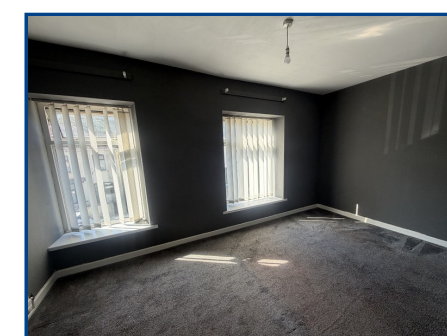
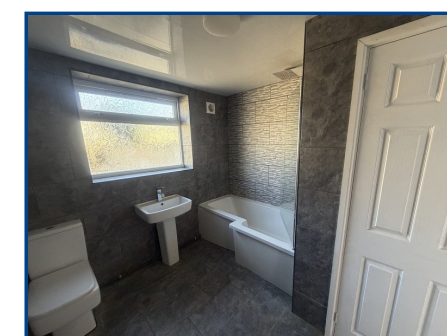




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Edward Street
Glynneath
Neath
Neath Port Talbot.**

Price £165,000



- SEMI DETACHED PROPERTY
- 3 DOUBLE BEDROOMS
- LOUNGE
- KITCHEN / DINER
- GROUND FLOOR BATHROOM
- REQUIRES SOME MODERNISING THROUGHOUT
- SPACIOUS REAR GARDEN
- POTENTIAL FOR REAR PARKING
- NO CHAIN
- IDEAL FIRST PURCHASE

General Description

EPC Rating: C69

This semi-detached property presents a fantastic opportunity for those eager to put their own stamp on a new home. Featuring three generous double bedrooms and a ground floor bathroom, the layout provides excellent space for growing families or those looking for a versatile investment. Call us today to schedule your viewing appointment.....

Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

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Tel: **01639 646 926**

Email: **neath@ctf-uk.com**

Web: **www.ctf-uk.com**

Property Description

Situated in the heart of the picturesque Neath Valley, this appealing semi-detached property enjoys a sought-after location in Glynneath. Perfectly positioned for those seeking both tranquillity and convenience, the home is within easy reach of local shops, well-regarded schools, and a host of scenic outdoor attractions, including the beautiful waterfall country in Pontneathvaughan.

Inside, the property offers three well-proportioned double bedrooms, providing ample space for family life or guests. The spacious ground floor bathroom lends itself to easy accessibility, while the generous room sizes throughout leave plenty of scope for a new owner's creative vision. This home does require modernisation throughout, presenting a fantastic opportunity to customise the living space to your exact tastes and requirements.

To the front, a low-maintenance frontage offers kerb appeal and side access to a substantial rear garden—ideal for enjoying the outdoors or entertaining through the summer months. There is also desirable

potential to create your own dedicated parking with convenient access from the rear lane, making day-to-day life even easier.

Glynneath itself is well connected for commuters via the nearby A465, providing direct links to Neath, Swansea, and the Brecon Beacons. The area is famed for its welcoming community, local markets, and access to the spectacular South Wales countryside—perfect for walking, cycling, or family days out.

This is a rare opportunity to develop your dream home in a flourishing and scenic location. Arrange your viewing today and discover the full potential of this exciting property.

Hallway (11' 05" x 3' 02") or (3.48m x 0.97m)

Entrance to hallway, staircase leading to the 1st floor, radiator.

Lounge (20' 09" x 12' 02") or (6.32m x 3.71m)

Window to the front & rear, radiators.

Kitchen/Diner (16' 08" x 9' 06") or (5.08m x 2.90m)

Window & door to the side, giving access to the rear garden. Wall & base fitted units with work top over, bowl & half sink unit. Electric hob with extractor fan above, oven. Integrated fridge & freezer. Plumbing for a washing machine, under stairs storage cupboard, tiled flooring.

Bathroom (9' 02" x 8' 03") or (2.79m x 2.51m)

Frosted window to the rear, panelled bath with shower over, low-level WC, hand basin, fully tiled walls, tiled flooring, heated towel rail, storage cupboard.

First Floor Accommodation (12' 05" x 5' 06") or (3.78m x 1.68m)

Landing area, attic entrance. Doors leading to.

Bedroom 1 (15' 03" x 9' 02") or (4.65m x 2.79m)

Window to the front, radiator.

Bedroom 3 (10' 11" x 9' 05") or (3.33m x 2.87m)

Window to the rear, radiator.

Bedroom 2 (13' 01" x 9' 04") or (3.99m x 2.84m)

Window to the side, built in wardrobes, housing gas central heating boiler. Radiator.

External

Paved frontage with side access to the rear garden. Enclosed rear garden leading to spacious lawn, with steps leading to further paved seating area. Gated access to the rear lane.

Outbuilding 14'8 x 11'11

Window to the front, power & lighting. Can be opened to the rear & converted to a garage, rear lane access is available.

External water supply.

Services

Mains gas, mains water, mains electricity, mains drainage

Tenure

Freehold

Council Tax

B

