



## Glanymor Street, £100,000

- No On Going Chain
- Potential To Improve
- Ideal Buy To let Investment
- Convenient Location
- Good Plot Size
- EPC Rating: D



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## About the property

Now available for sale with no on going chain is this ideal first time purchase or buy to let investment! With excellent links to local amenities including a train station, bus routes, well renowned schools, bars and high street stores within Neath Town Centre. Fantastic for commuters accessing the M4 corridor or A465!

The property is approached via a driveway with adjacent lawn and side access through to an enclosed rear garden! Internally the property comprises of an entrance hallway flowing through to a lounge with chimney breast, fitted kitchen and dining space, a rear hall and the bathroom. The first floor houses all three good sized bedrooms. Internal viewings are highly recommended,

## Accommodation

### Entrance Hallway

### Lounge

13' 2" x 14' 5" max ( 4.01m x 4.39m max )

### Kitchen Diner

8' 2" x 17' 5" ( 2.49m x 5.31m )

### Rear Hall & Bathroom

### Landing



### **Bedroom One**

17' 6" max x 10' 1" ( 5.33m max x 3.07m )

### **Bedroom Two**

11' 4" max x 8' 4" ( 3.45m max x 2.54m )

### **Bedroom Three**

11' 5" x 8' 9" ( 3.48m x 2.67m )

### **Front & Rear Garden**

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## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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