

**Maes Y Dre
Glynneath
Neath
Neath Port Talbot.**

Price **£195,000**



- SEMI DETACHED PROPERTY
- 3 BEDROOMS + ATTIC ROOM
- LOUNGE
- KITCHEN / DINER
- FIRST FLOOR BATHROOM
- OFF ROAD PARKING TO THE FRONT
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- ENTERTAINMENT AREA / SUMMERHOUSE & PERGOLA
- IDEAL FIRST PURCHASE
- NO CHAIN

General Description

Situated in the charming community of Glynneath, nestled in the scenic Neath Valley, this well presented semi detached property offers spacious and versatile living for families or discerning buyers alike. Boasting three generously sized bedrooms complemented by a useful attic room, it provides an ideal layout for family life or working from home. Call us today to schedule your viewing appointment.....

EPC Rating: C71

Viewing: **01639 646 926**

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

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

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Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Property Description

Nestled in the picturesque town of Glynneath, in the heart of the beautiful Neath Valley, this well-presented semi-detached property offers a wonderful opportunity for families or those seeking extra flexibility in their living space. The home boasts three generous bedrooms plus an attic room, ideal for use as a study, playroom, or additional guest accommodation. Potential to extend to the rear if planning was approved.

The inviting first floor bathroom is both modern and practical, complementing the home's thoughtful layout. Outside, discover low maintenance gardens to both the front and rear—perfect for those wishing to enjoy outdoor living without the upkeep. The rear garden features a dedicated entertainment area and a charming summerhouse, providing a delightful space for summer gatherings, barbecues, or unwinding in the fresh Welsh air.

Glynneath is a thriving community surrounded by breath-taking countryside, with the cascading waterfalls of Pontneddfechan and the tranquil Brecon Beacons National Park just a short drive away. The town itself offers a variety of local amenities including well-regarded schools,

shops, traditional pubs, and cafes. For commuters, excellent transport links provide easy access to both Neath and Swansea, making this location as convenient as it is scenic.

A property of this calibre, in such a sought-after location, is sure to attract considerable interest. Arrange your viewing today to fully appreciate all that this delightful home and its surroundings have to offer.

Entrance Hall (5' 02" x 2' 11") or (1.57m x 0.89m)

Entrance to hallway, staircase leading to the 1st floor, laminated flooring. Doors leading to.

Lounge (16' 04" x 11' 02") or (4.98m x 3.40m)

Window to the front & rear, laminated flooring, feature tiled media wall.

Kitchen/Diner (16' 04" x 11' 02") or (4.98m x 3.40m)

Window to the front, windows & door access to the rear garden. A range of wall & base fitted units with work top over, sink unit & breakfast bar. Electric hob with extractor fan above, oven. Integrated dishwasher, plumbing for a washing machine & space for a tumble dryer. Spotlights to the ceiling, tiled flooring, under stairs storage cupboard.

First Floor Accommodation.

Window to the rear, airing cupboard & storage cupboard housing gas central heating boiler. Doors leading to.

Bathroom (8' 02" x 5' 06") or (2.49m x 1.68m)

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

Bedroom 1 (14' 07" x 10' 05") or (4.45m x 3.18m)

Windows to the front, built in wardrobe, radiator.

Bedroom 2 (11' 03" x 9' 00") or (3.43m x 2.74m)

Window to the front, spotlights to the ceiling, radiator.

Bedroom 3 (8' 02" x 7' 00") or (2.49m x 2.13m)

Window to the rear, radiator.

Attic Room (24' 07" x 7' 01") or (7.49m x 2.16m)

Roof windows to the rear, spotlights to the ceiling, radiator.

External

Loose stone frontage with pathway leading to entrance. Off road parking to the side of the property, with gated access to the rear.

Enclosed spacious paved seating area to the rear garden with loose stone borders, timber shed.

Pergola / Entertainment Area with decked seating area.

Summerhouse 17'10 x 15'8

Spotlights to the ceiling, laminated flooring, storage room.

External lighting & water supply.

Agents Note

Internal photographs to follow.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

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