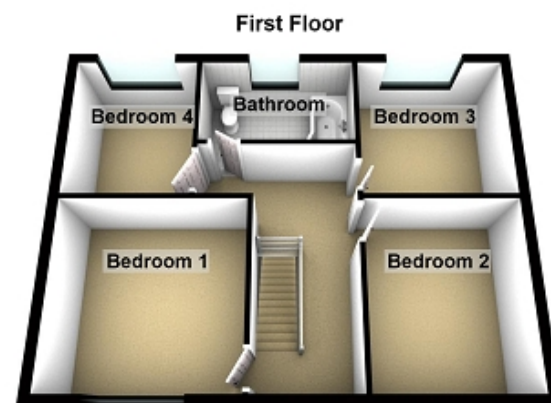
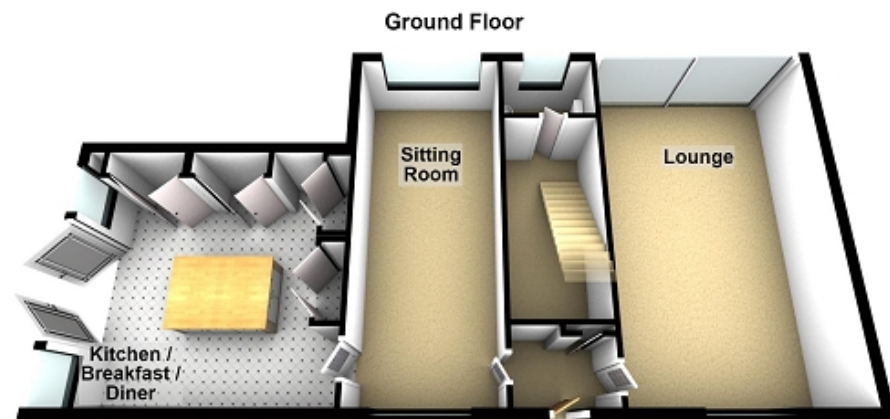
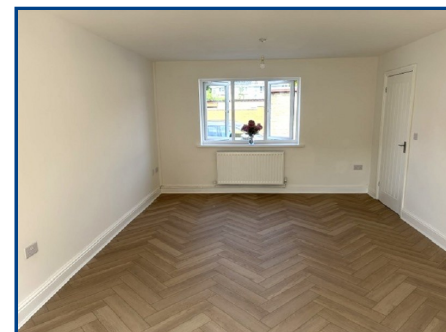




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Whitefield Close
Glynneath
Neath
Neath Port Talbot.**

Price **£299,950**



- DETACHED FAMILY PROPERTY
- 4 BEDROOM
- LOUNGE & SITTING ROOM
- GROUND FLOOR CLOAKROOM
- KITCHEN / BREAKFAST ROOM / DINER
- FIRST FLOOR FAMILY BATHROOM
- RENOVATED THROUGHOUT TO A HIGH STANDARD
- LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING TO THE SIDE
- VIEWING HIGHLY RECOMMENDED

General Description

EPC Rating: C75

Situated in the heart of Glynneath in the scenic Neath Valley, this beautifully renovated and immaculately presented detached family home offers the ideal blend of modern comfort and village charm. Boasting four well-proportioned bedrooms, this spacious residence is thoughtfully designed to cater for a growing family or those seeking ample space for guests or a home office.



Viewing: **01639 646 926**

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

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

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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.

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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 Glynneath, within the picturesque Neath Valley, this immaculately presented, fully renovated detached family home offers spacious modern living perfect for today's busy lifestyles. Boasting four well-proportioned bedrooms, the property perfectly accommodates families of all sizes, allowing everyone their own comfortable retreat.

Stepping inside, you are greeted by bright, stylish interiors, reflecting the meticulous attention that has gone into refurbishing this wonderful home. The generous living areas flow harmoniously, complemented by a well-appointed first floor bathroom and a convenient downstairs cloakroom for guests and family alike.

Outside, you will find off-road parking to the side, ensuring ease of access and added peace of mind, whilst the enclosed, low maintenance rear garden creates a private haven for children to play or to enjoy relaxing summer evenings.

Located in the thriving community of

Glynneath, this home is just moments from picturesque walking trails, including the scenic Waterfall Country, and within easy reach of the Brecon Beacons National Park. Excellent local amenities such as shops, cafes, and schools are close by, and the A465 provides direct links to both Neath and Swansea, making commuting a breeze.

This is a remarkable opportunity to secure a move-in-ready home in one of the Neath Valley's most sought-after locations. Arrange a viewing today to fully appreciate what this outstanding property has to offer.

Entrance Hall (16' 09" x 5' 06") or (5.11m x 1.68m)

Entrance to hallway, staircase leading to the 1st floor, under stairs storage cupboard, radiator. Doors leading to.

Cloakroom (5' 06" x 3' 09") or (1.68m x 1.14m)

Frosted window to the rear, vanity hand basin, low-level WC, tiled flooring, radiator.

Lounge (20' 10" x 12' 09") or (6.35m x 3.89m)

Window to the front, patio doors opening to the rear garden. Tiled flooring, radiators.

Sitting Room (20' 09" x 8' 05") or (6.32m x 2.57m)

Window to the front & rear, tiled flooring, radiator.

Kitchen / Breakfast Room / Diner (15' 03" x 14' 05") or (4.65m x 4.39m)

A newly fitted kitchen, offering a range of wall & base fitted units, centre island with additional cupboards, electric induction hob, with extractor fan above & double oven. Space for integrated microwave, laminated flooring, spotlights to the ceiling, radiator. Storage cupboard housing gas central heating boiler.

First Floor Accomodation (14' 09" x 6' 02") or (4.50m x 1.88m)

Landing area, attic entrance, doors leading to. Newly fitted carpets laid to stairs, landing & bedrooms.

Bedroom 1 (11' 02" x 11' 02") or (3.40m x 3.40m)

Window to the front, radiator.

Bedroom 2 (11' 03" x 9' 03") or (3.43m x 2.82m)

Window to the front, radiator.

Bedroom 3 (9' 02" x 8' 04") or (2.79m x 2.54m)

Window to the rear, radiator.

Bathroom (9' 08" x 5' 08") or (2.95m x 1.73m)

Frosted window to the rear, panelled bath with shower over with glass screen, vanity hand basin, low-level WC. Panelled walls, vinyl flooring, radiator.

Bedroom 4 (9' 03" x 8' 05") or (2.82m x 2.57m)

Window to the rear, radiator.

External

Services

Mains drainage, mains electricity, mains water, mains gas

Council Tax

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