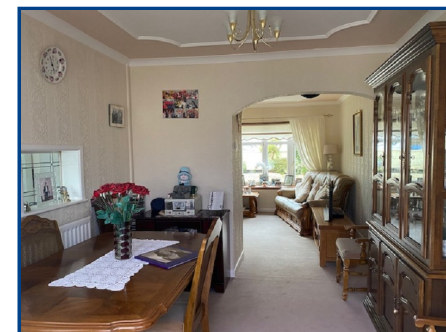
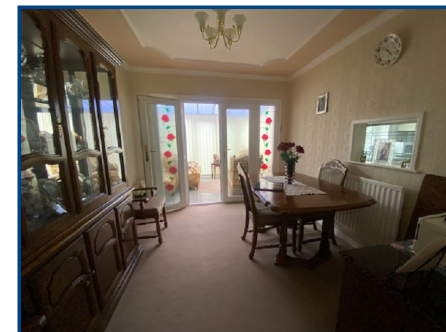


**Hays Crescent  
Glynneath  
Neath  
Neath Port Talbot.**

Offers In Region Of **£200,000**

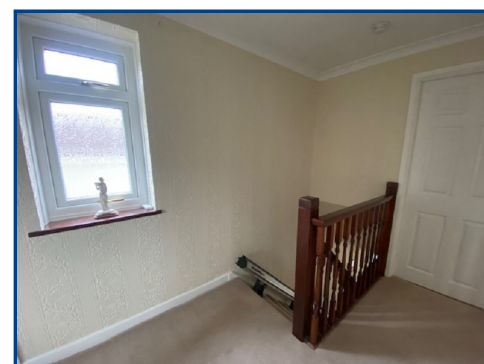


- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- LOUNGE TO DINING ROOM
- CONSERVATORY
- KITCHEN & UTILITY ROOM
- DRIVEWAY LEADING TO INTEGRAL GARAGE
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- IDEAL FIRST PURCHASE

**General Description**

Semi detached property, situated in Hays Crescent Glynneath. Call us today to view.....

**EPC Rating: D57**



Viewing: **01639 646 926**

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

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

**Important notice**

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Professional Services**

Our 14 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](mailto:surveys@ctf-uk.com).

## Hays Crescent, Glynneath, Neath, Neath Port Talbot.

### Property Description

Ideal First Purchase!

3 Bedroom semi detached property, situated in the popular location of Hays Crescent. Property offers; Entrance to porch, lounge to dining room, conservatory, kitchen & utility room to the ground floor. 3 Bedrooms & bathroom to the 1st floor. Off road parking to the front with driveway leading to integral garage. Enclosed low maintenance rear garden. Property is well maintained throughout & benefits from gas central heating & double glazing. Viewing is highly recommended to appreciate property 7 location. Call us today to view.....

### Porch (7' 05" x 4' 03") or (2.26m x 1.30m)

Entrance to porch, tiled flooring.

### Lounge (19' 09" x 12' 04") or (6.02m x 3.76m)

Bay window to the front, feature fire surround with inset gas fire, staircase leading to the 1st floor, radiator. Opening to.

### Dining Room (10' 05" x 9' 05" ) or (3.18m x 2.87m)

Window looking into kitchen area, radiator. open aspect to.

### Conservatory (10' 05" x 9' 05" ) or (3.18m x 2.87m)

Tiled flooring. French door opening to the rear patio.

### Kitchen (10' 05" x 9' 10" ) or (3.18m x 3.00m)

Window to the rear, a range of wall /7 base fitted units, gas hob with extractor fan above, electric oven. Plumbing for a dishwasher, space for fridge. Fully tiled walls, tiled flooring, under stairs storage cupboard housing electric meter, radiator.

### Utility Room (10' 04" x 5' 04") or (3.15m x 1.63m)

Window & door opening to the rear garden. Wall & base fitted units, plumbing for a washing machine, space for additional fridge

## Hays Crescent, Glynneath, Neath, Neath Port Talbot.

freezer, tiled flooring. Door access to the garage.

### First Floor Accommodation (9' 05" x 5' 11" ) or (2.87m x 1.80m)

Frosted window to the side, attic entrance, airing cupboard. Doors leading to.

### Bedroom One (11' 03" x 10' 06" ) or (3.43m x 3.20m)

Window to the rear, built in wardrobe, radiator.

### Bedroom Two (10' 09" x 10' 06" ) or (3.28m x 3.20m)

Window to the front, built in wardrobe, radiator.

### Bedroom Three (9' 00" x 7' 08" ) or (2.74m x 2.34m)

Window to the front, built in storage cupboard, radiator.

### Bathroom (7' 11" x 5' 06" ) or (2.41m x 1.68m)

Frosted window to the rear & side, panelled bath with shower over, vanity hand basin, low-level WC, fully tiled walls, tiled flooring, radiator.

### External

Low maintenance frontage, with driveway leading to garage.

Enclosed low maintenance paved rear garden, with green house & gated access to the rear.

### Garage (16' 02" x 10' 05" ) or (4.93m x 3.18m)

Up & over remote garage door, with power & lighting. Door access to the utility room.

### Services

Mains water, mains electricity, mains gas, mains drainage

### Tenure

Freehold

