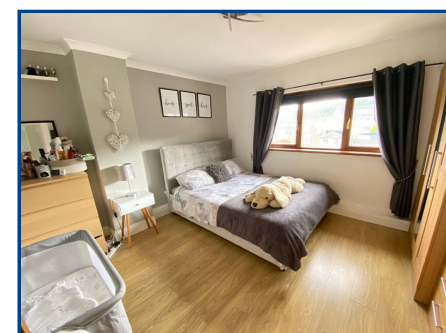
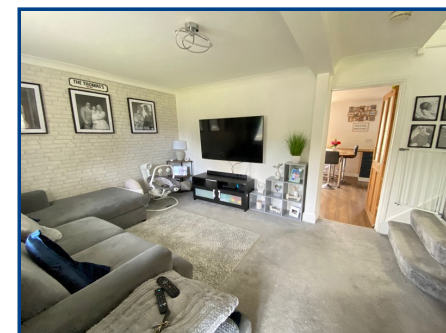


**Chain Road
Glynneath
Neath
Neath Port Talbot.**

Price £185,000

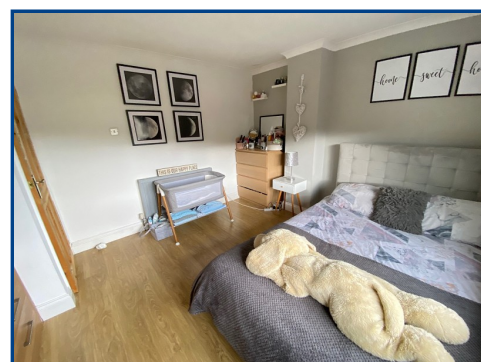


- SEMI DETACHED PROPERTY
- CORNER PLOT
- 3 BEDROOMS
- LOUNGE
- KITCHEN / BREAKFAST ROOM + UTILITY
- FIRST FLOOR BATHROOM
- IDEAL FIRST PURCHASE
- SPACIOUS FRONT & REAR GARDEN
- OFF ROAD PARKING TO THE SIDE

General Description

Step into your new home in the charming village of Glynneath Neath Valley. This beautifully presented semi-detached property is situated on a generous corner plot, offering plenty of space both inside and out. This property is a MUST to view, call us today to book your viewing appointment....

EPC Rating: D68



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.

Tel: **01639 646 926**

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

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

Property Description

Introducing this charming semi-detached property nestled in the peaceful surroundings of Glynneath Neath Valley. Boasting a prime corner plot position, this well-presented residence offers a spacious front, side, and rear garden, perfect for relaxing or entertaining alfresco. Off-road parking to the front provides convenience for residents and guests alike.

Step inside to discover three inviting bedrooms and a first-floor bathroom, all of which have been lovingly maintained throughout. The property's prime location not only provides a tranquil living space but also offers easy access to local amenities and transport links.

Situated in Glynneath Neath Valley, residents can enjoy the beauty of the surrounding nature while still being within reach of nearby points of interest. Explore the quaint shops and eateries in the local area or take a leisurely stroll through the picturesque countryside & Sgwd Gwladys famous waterfalls.

Don't miss out on the opportunity to make this stunning property your new home. Contact us today to schedule a viewing and experience the charm of this delightful semi-detached residence for yourself.

Porch (6' 08" x 3' 02") or (2.03m x 0.97m)

Side entrance to porch, laminated flooring. Door to.

Lounge (14' 07" x 10' 08") or (4.45m x 3.25m)

Window to the front, staircase leading to the 1st floor, radiator.

Utility Room (7' 02" x 6' 04") or (2.18m x 1.93m)

Window to the side, wall & base fitted units, plumbing for a washing machine, space for tumble dryer. Wood flooring, radiator.

Kitchen/Breakfast Room (20' 00" x 13' 10" x 11' 7") or (6.10m x 4.22m x 3.53m)

Window & French doors opening to the rear garden. A range of wall & base fitted units with sink unit, work top over. Breakfast bar

with seating area. Electric hob with double oven & extractor fan above. Under stairs storage cupboard, radiator.

First Floor Accommodation. (9' 07" x 6' 05") or (2.92m x 1.96m)

Frosted window to the side, attic entrance with fitted ladder. Doors leading to.

Family Bathroom (8' 10" x 7' 04") or (2.69m x 2.24m)

Frosted window to the rear, panelled bath with shower over, vanity hand basin, low-level WC. Fully tiled walls, tiled flooring, spotlights to the ceiling, storage cupboard gas central heating boiler.

Bedroom 1 (12' 02" x 11' 07") or (3.71m x 3.53m)

Window to the rear, laminated flooring, radiator.

Bedroom 2 (11' 00" x 10' 01") or (3.35m x 3.07m)

Window to the front, wooden flooring, radiator.

Bedroom 3 (9' 06" x 7' 03") or (2.90m x 2.21m)

Window to the front, laminated flooring, radiator.

External

Spacious lawn frontage, with off road parking to the side, with gated access to the rear garden.

Enclosed low maintenance rear garden benefiting from paved seating area, with added bonus of a private side garden with decked area & artificial grass.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

B

