



**Chain Walk  
Glynneath  
Neath  
Neath Port Talbot.**

Price **£145,000**



- MID TERRACE PROPERTY
- 3 BEDROOMS
- 3 RECEPTION ROOMS
- KITCHEN
- FIRST FLOOR BATHROOM
- LOW MAINTENANCE REAR GARDEN
- IDEAL FIRST PURCHASE
- NO CHAIN

**General Description**

**Situated in the heart of the picturesque Neath Valley, this charming mid-terrace Georgian property presents an exciting opportunity for those seeking a home brimming with character and potential. Situated in Glynneath, a vibrant community renowned for its natural beauty and rich local heritage, this home is ideally positioned to enjoy both tranquil surroundings and excellent local amenities. Call us today to schedule your viewing appointment.....**



Viewing: **01639 646 926**

Website: **www.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](mailto:surveys@ctf-uk.com).

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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.

## Chain Walk, Glynneath, Neath, Neath Port Talbot.

### Property Description

Situated in the heart of the picturesque Neath Valley, this mid-terrace Georgian property presents a rare opportunity for those seeking a spacious family home with plenty of character and potential. Situated in Glynneath, a welcoming community surrounded by rolling countryside and scenic walking trails, the property offers the perfect blend of tranquil living and easy access to local amenities.

Arranged over two floors, the house boasts three generously proportioned double bedrooms – ideal for family life or guests. The first-floor bathroom serves the household with convenience, while the sense of space and light throughout the home reflects the elegant Georgian proportions.

While the property requires modernisation throughout, it provides a blank canvas for buyers eager to make their own mark and shape the interiors to their personal taste. To the rear, the low-maintenance garden allows for outdoor enjoyment without the need for extensive upkeep, and private parking at the rear adds valuable convenience.

Glynneath itself is richly endowed with local shops, cafes, and community facilities. The nearby Waterfall Country in the Brecon Beacons National Park offers breathtaking walks, and swift road access connects you to Neath town centre, Swansea, and beyond. Excellent local schools and regular public transport links make this an ideal location for families and commuters alike.

With its prime village setting, generous living space, and fantastic potential, this Georgian terrace represents an outstanding opportunity. Arrange a viewing today to discover all that this property and the charming Neath Valley have to offer.

#### Entrance (6' 10" x 2' 11" ) or (2.08m x 0.89m)

Side access to enter the property, staircase leading to the 1st floor, radiator. Doors leading to.

#### Lounge (15' 06" x 12' 03" ) or (4.72m x 3.73m)

Window to the under stairs storage cupboard, radiator.

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#### Sitting Room (12' 11" x 11' 07" ) or (3.94m x 3.53m)

Window to the rear, radiator.

#### Dining Room (9' 10" x 9' 06" ) or (3.00m x 2.90m)

Tiled flooring, radiator. Open aspect to.

#### Kitchen (12' 05" x 8' 04" ) or (3.78m x 2.54m)

Window to the rear & side, door to the rear giving access to the rear garden.

Wall & base fitted units, electric hob with extractor fan above, oven. Plumbing for a washing machine, space for fridge, tiled flooring.

#### First Floor Accomodation (15' 08" x 5' 11" ) or (4.78m x 1.80m)

Landing area window to the front, attic entrance, radiator. Doors leading to.

#### Bedroom 1 (15' 05" x 12' 02" ) or (4.70m x 3.71m)

Windows to the front, radiator.

#### Bedroom 2 (12' 11" x 11' 07" ) or (3.94m x 3.53m)

Window to the rear, built in wardrobes, radiator.

#### Bedroom 3 (12' 05" x 8' 00" ) or (3.78m x 2.44m)

Window to the rear & side, storage cupboard housing gas central heating boiler, radiator.

#### Bathroom (9' 07" x 5' 08" ) or (2.92m x 1.73m)

Frosted window to the rear, panelled bath, shower cubicle, low-level WC, hand basin, fully tiled walls, laminated flooring, radiator.

#### External

Enclosed low maintenance paved rear garden. Double gates to the rear giving access for parking.

#### Services

Mains drainage, mains gas, mains water, mains electricity

#### Tenure

Freehold

#### Council Tax

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