



## Ynyslas Crescent

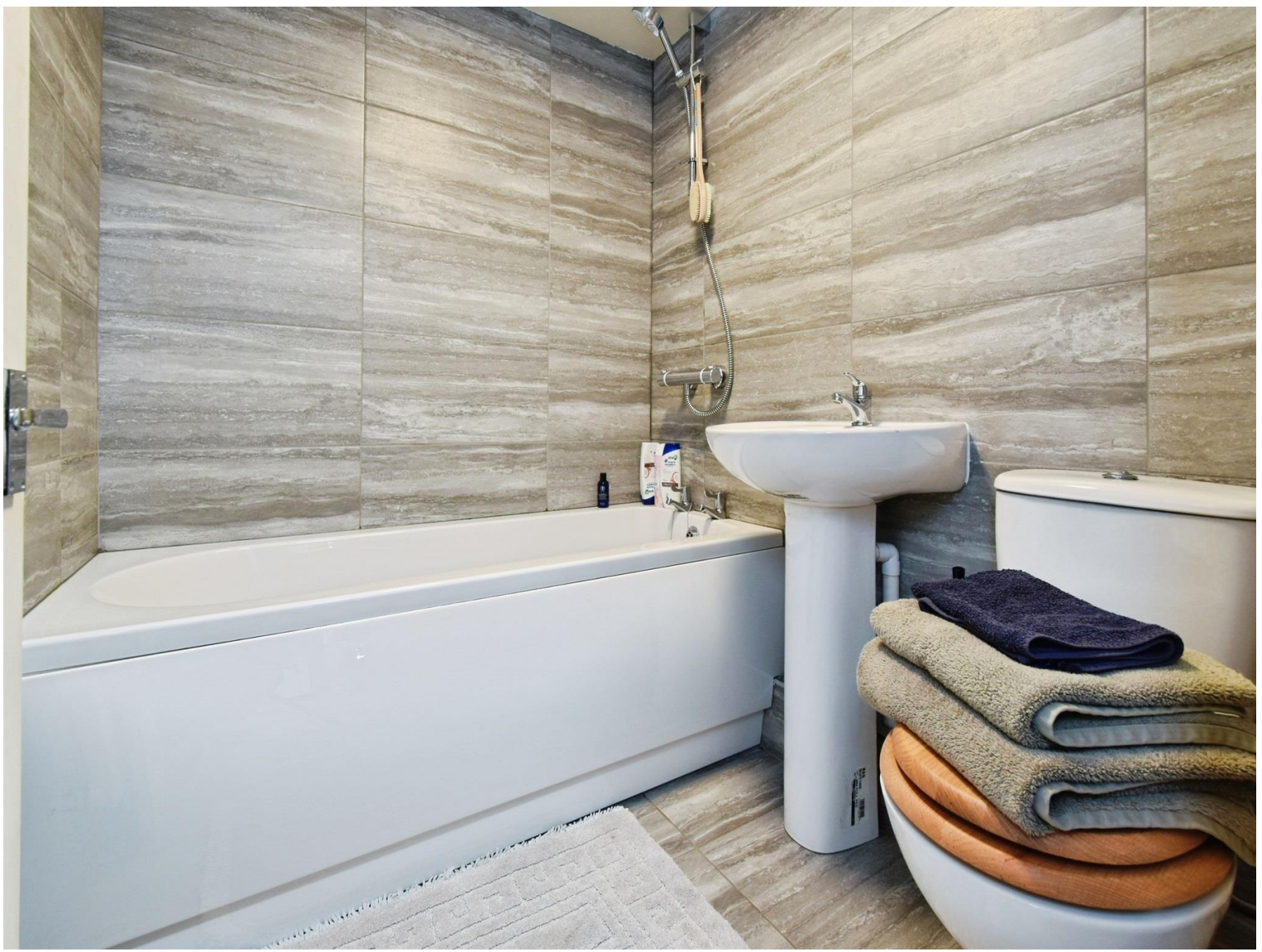
£125,000

- No On Going Chain
- Good Plot Size
- Potential for Off Street Parking to The Front
- Ample Bedroom Sizes
- Utility Space and Fitted Kitchen
- EPC Rating: E



3 1 1





## About the property

Now available for sale with no on going chain is this ideal first time purchase, buy-to-let investment or family home within Glynneath! Boasting excellent links transport routes including the M4 corridor and A470 via the A465, frequently running buses and a main line train station within Neath Town Centre! Excellent for Jaw Dropping walks through the Brecon Beacons, including the Waterfall Country, Pontneddvaughn which is less than a mile and half away! The home is approached through a gated forecourt, with potential for off-street parking due to a dropped kerb! Side access leads through to a widening rear garden, again laid with lawn but with sheds erected too! Internally, the property comprises of an entrance hallway, with stairs to the landing, and doors through to a lounge with gas fire, fitted kitchen with space for a dining table, an inner hallway with utility cupboard and the family bathroom. The first floor houses all three bedrooms. Internal viewings are highly recommended to truly appreciate this lovely home!

## Accommodation

### Entrance Hallway

### Lounge

12' 2" x 12' 5" Plus Recess ( 3.71m x 3.78m Plus Recess )

### Kitchen Diner

16' 9" x 8' 2" ( 5.11m x 2.49m )

### Bathroom

### Landing

### Bedroom One

13' 5" Max x 8' 9" ( 4.09m Max x 2.67m )





## Bedroom Two

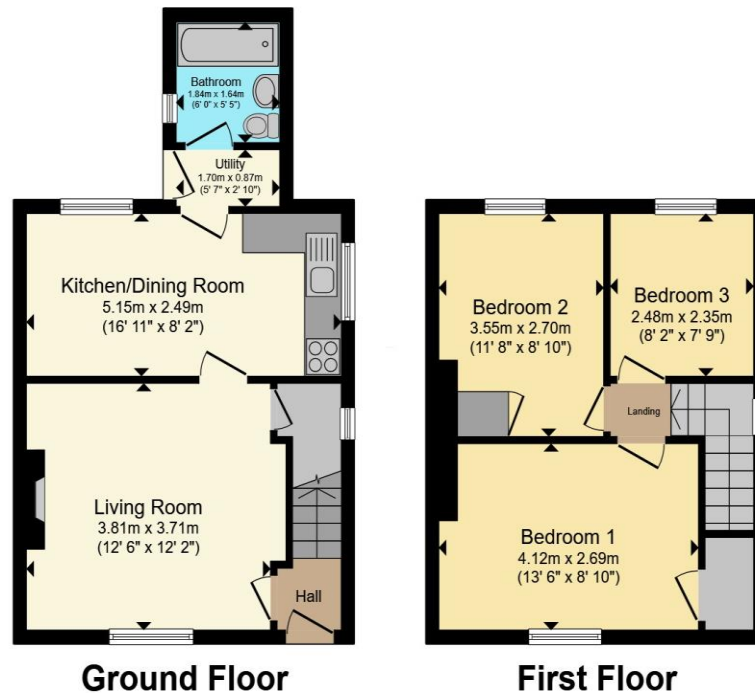
11' 6" x 8' 9" Max ( 3.51m x 2.67m Max )

## Bedroom Three

8' 1" x 7' ( 2.46m x 2.13m )

## Front & Rear Gardens

## Floorplan



Total floor area 70.3 m<sup>2</sup> (757 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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