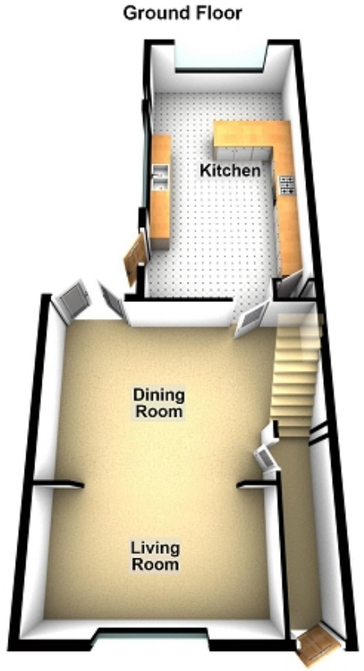
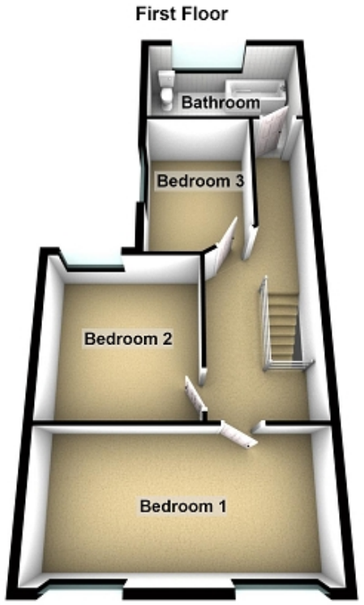










Viewing: **01639 646 926** Website: **www.ctf-uk.com** Email: **neath@ctf-uk.com**

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Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Edward Street
Glynneath
Neath
Neath Port Talbot.

Price **£200,000**











- **Beautifully presented three-bedroom home**
- **Spacious lounge/diner**
- **Newly refurbished kitchen and bathroom**
- **Modern**
- **Near Waterfall Country and scenic walking routes**
- **Convenient access to the A465**
- **Range of local shops and amenities nearby**
- **Freehold**

General Description

EPC Rating: D65

Ty Clyd – A cosy home by name and nature. A beautifully presented and tastefully decorated three-bedroom home, offering a warm and cosy feel throughout. Ty Clwyd combines comfortable living accommodation with a newly refurbished kitchen and bathroom, a low-maintenance rear garden and an impressive double garage with rear lane access.

Edward Street, Glynneath, Neath, Neath Port Talbot.

Property Description

Welcome to Ty Clyd, a beautifully presented three-bedroom home situated in the popular town of Glynneath, within the stunning Vale of Neath. This tastefully decorated property offers a warm and welcoming feel throughout.

The accommodation begins with a welcoming entrance hall, leading through to a comfortable lounge/diner, providing a lovely space for relaxing and entertaining. The property also benefits from a newly refurbished kitchen and newly refurbished bathroom, offering modern and practical accommodation ready to enjoy.

With French doors opening onto the low-maintenance garden, creating a lovely connection between the living space and outdoors. The property also boasts a double garage with rear lane access, complete with both electricity and water, providing excellent additional parking, storage and potential for a workshop or hobby space.

Glynneath is ideally positioned within the beautiful Vale of Neath, surrounded by countryside and the renowned Waterfall Country, making the area particularly appealing to those who enjoy walking, cycling and outdoor pursuits. The town itself provides a range of everyday amenities, whilst the nearby A465 offers convenient road links towards Neath, Swansea and beyond.

Combining a cosy and attractive interior with excellent outdoor and garage facilities, Ty Clyd is a wonderful home in a fantastic location and is sure to appeal to a range of buyers.

Entrance Hall (14' 2" x 3' 2") or (4.32m x 0.96m)

Entrance through composite door into a welcoming hallway , stairs to first floor, dado rail, radiator pendant lighting tiled floor

Lounge (22' 1" x 13' 5") or (6.74m x 4.08m)

Double glazed window to front, panelled feature wall, radiator,tiled flooring

Dining Room

Continued measurements from lounge

Double glazed french doors onto rear garden, oak beam mantle over brick feature insert, alcoves, radiator, continued tiled floor

Kitchen (24' 8" x 9' 7") or (7.51m x 2.92m)

Double glazed window to side, Double glazed panelled uPVC glazed door to side, LVT flooring, radiator, a range of wall and base units in sage green with brushed gold fixtures and fittings, Belfast sink unit and drainer with a gold mixer tap over,Integrated dishwasher, fridge freezer, washing machine and wine cooler,Falvel free standing range cooker, 5 ring gas hob and double oven, extractor fan, decorative mantle with feature exposed brick with a statement back splash, breakfast bar, snug space with double glazed window to rear and side

Landing (20' 9" x 4' 4") or (6.32m x 1.32m)

Spacious landing , attic hatch, doors to

Bedroom 1 (16' 10" x 9' 3") or (5.14m x 2.83m)

Double glazed windows to front, radiator

Bedroom 2 (11' 3" x 10' 10") or (3.43m x 3.30m)

Double glazed window to rear, Radiator

Bedroom 3 (10' 4" x 6' 0") or (3.14m x 1.83m)

Double glazed window to side, Radiator

Bathroom (9' 7" x 6' 0") or (2.92m x 1.84m)

Double glazed frosted window to rear, low level wc, panelled bath with black shower over, wash hand basin vanity unit, LVT flooring, marble effect wall panelling, wall mounted towel radiator

External

To the rear of the property is a low-maintenance garden, thoughtfully designed for ease of upkeep and outdoor enjoyment. The garden features a paved seating area, along with artificial grass providing a neat and attractive finish throughout the year.

The garden also benefits from side access, adding to its practicality. A particular highlight is the impressive double garage, which benefits from both electricity and water connections, offering excellent versatility for parking, storage, hobbies or use as a workshop. The garage also has the added benefit of rear lane access, providing convenient access separate from the main property.

Additional Information

Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



