



**Aberdare Road
Glynneath
Neath
Neath Port Talbot.**

Price **£129,950**



- MID TERRACE PROPERTY
- 2 BEDROOMS
- LOUNGE
- KITCHEN
- ENCLOSED REAR GARDEN
- REQUIRES SOME MODERNISING
- NO CHAIN

General Description

Aberdare Road Glynneath, situated within the picturesque Neath Valley, this inviting two-bedroom mid terrace property offers a fantastic opportunity for those seeking a home to put their personal stamp on.

EPC Rating: D67

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.

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Aberdare Road, Glynneath, Neath, Neath Port Talbot.

Property Description

Situated in the heart of the picturesque Neath Valley, this inviting mid terrace property offers an exciting opportunity for buyers seeking a home they can truly make their own. Situated in the friendly community of Glynneath, the house is perfectly placed to enjoy the outstanding natural beauty and varied amenities of this highly sought-after area.

With two generously sized bedrooms and a well-proportioned first floor bathroom, the property boasts a traditionally comfortable layout. While the home does require some modernising, it provides a blank canvas for those eager to infuse their own style and make the most of its charming features. To the rear, an enclosed garden awaits, perfect for family life or entertaining friends throughout the warmer months. The addition of an outbuilding offers valuable extra storage or the potential for a workshop or hobby space.

Glynneath is renowned for its welcoming atmosphere and sense of community, with local shops, cafes, and schools just a short stroll away. For nature lovers, the famous waterfalls of Pontneddfechan and the scenic Brecon Beacons National Park are close by, offering countless walking and cycling opportunities. Excellent transport links connect you easily to Neath, Swansea, and the wider South Wales region, making this an ideal base for commuting or simply exploring all the area has to offer.

With tremendous potential and a prime location, this mid terrace property is ready to be transformed into a truly special home. Arrange a viewing today to appreciate all that this residence and its surroundings have to offer.

Entrance Hall (14' 05" x 3' 02") or (4.39m x 0.97m)

Entrance to hallway, staircase leading to the 1st floor, tiled flooring, radiator. Door leading to.

Aberdare Road, Glynneath, Neath, Neath Port Talbot.

Lounge (24' 01" x 11' 06") or (7.34m x 3.51m)

Window to the front & rear, alcoves with under storage cupboards, housing gas meter. Feature fireplace with inset gas fire, under stairs storage cupboard, radiators.

Kitchen. (9' 00" x 8' 10") or (2.74m x 2.69m)

Window to the rear, window & door to the side, giving access to the rear garden. Wall & base fitted units with work top over, sink unit, gas cooker point with extractor fan above. Plumbing for a washing machine, plumbing for a washing machine. Wall mounted gas central heating boiler, tiled for splash back, tiled flooring, radiator.

First Floor Accommodation (11' 00" x 5' 05") or (3.35m x 1.65m)

Landing area, window to the rear. Attic entrance, doors leading to.

Bedroom 1 (15' 10" x 7' 08") or (4.83m x 2.34m)

Window to the front, radiator.

Bedroom 2 (12' 08" x 6' 04") or (3.86m x 1.93m)

Window to the front, laminated flooring, radiator.

Family Bathroom (8' 05" x 7' 08") or (2.57m x 2.34m)

Frosted window to the rear, panelled bath with shower over, hand basin, low-level WC. Fully tiled walls, tiled flooring, spotlights to the ceiling, radiator.

External

Enclosed rear garden with lawn. Outbuilding with power.

Services

Mains drainage, mains gas, mains water, mains electricity

Council Tax

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