



## Matthews Street, Glyncorrwg Port Talbot

£120,000

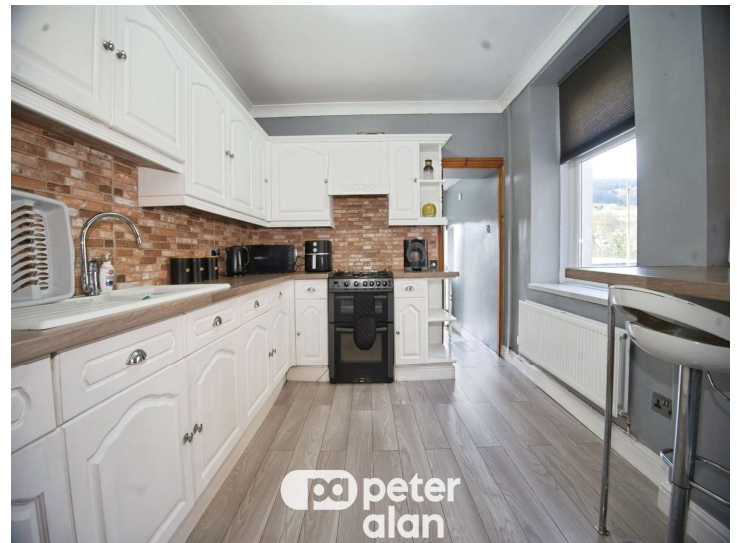
- Great First Time Buy
- Close to Walking & Cycling routes
- Utility Room
- Generous Reception Room
- EPC Rating: D



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## About the property

Presenting a lovely maintained three bedroom mid-terraced property situated in the heart of the popular village of Glyncoed, making it ideal purchase for families, first-time buyers, or investors alike.

The property briefly comprises a welcoming entrance, a generous lounge/diner providing ample space for both relaxation and entertaining, a well-appointed kitchen with plenty of storage and workshop space, through to a utility room.

To the first floor are three well proportioned bedrooms and a modern family bathroom with both a shower and separate bath.

Externally, the property benefits from a low maintenance rear garden with an outhouse with electric and access to a rear lane, further benefiting scenic views of mountains surrounding the village.

Matthews street is conveniently located close to local amenities, glyncorwg primary school, scenic countryside walks and transport links to surrounding areas. This property is an excellent opportunity to acquire a ready-to-move-into home in a sought-after residential location.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

## Accommodation

### Entrance Hallway

### Lounge

14' 11" Max x 29' 9" Max ( 4.55m Max x 9.07m Max )

### Kitchen

9' 3" max x 10' 10" max ( 2.82m max x 3.30m max )

### Bathroom

### Landing

### Bedroom One

14' 10" max x 10' 4" max ( 4.52m max x 3.15m max )

### Bedroom Two

8' 6" Max x 8' 6" max ( 2.59m Max x 2.59m max )

### Bedroom Three

6' 4" x 11' 4" ( 1.93m x 3.45m )