



**Bethania Street
Glynneath
Neath
Neath Port Talbot.**

Price **£129,950**



- **DOUBLE FRONTED MID TERRACE COTTAGE**
- **3 BEDROOMS + ENSUITE TO MAIN**
- **LOUNGE TO SITTING ROOM + DINING AREA**
- **DOWNSTAIRS BATHROOM**
- **ENCLOSED GARDEN**
- **OFF ROAD PARKING TO THE REAR**
- **IDEAL FIRST PURCHASE / DOWNSIZE TO**
- **NO CHAIN**

General Description

Situated in the heart of Glynneath in the picturesque Neath Valley, this beautifully presented double-fronted mid-terrace cottage perfectly blends character with modern living. Call us today to schedule your viewing appointment.....

EPC Rating: D61



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@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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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.

Bethania Street, Glynneath, Neath, Neath Port Talbot.

Property Description

Situated in the heart of Glynneath, within the picturesque Neath Valley, this beautifully presented double fronted mid-terrace cottage offers both charm and practicality for comfortable family living. The property welcomes you with an attractive façade and an equally appealing interior, thoughtfully well maintained throughout.

Step inside to discover three bedrooms, including a bedroom with a convenient ensuite, ensuring privacy and space for all members of the household. The ground floor bathroom adds flexibility for family life and guests alike, while modern interiors blend seamlessly with classic cottage features to create a truly inviting atmosphere.

To the rear, enjoy an enclosed garden—ideal for children, pets, or those seeking a peaceful retreat outdoors. Off-road parking accessed from the rear of the property provides a secure and practical solution for residents and visitors.

Situated in sought-after Glynneath, you'll find yourself within easy reach of local schools, independent shops, supermarkets, and traditional pubs. For lovers of the outdoors, the Brecon Beacons National Park lies on the doorstep, offering endless opportunities for walking,

cycling, and exploring the stunning Welsh landscape. The nearby waterfalls at Melin court and Pontneddfechan are perfect for weekend adventures, while excellent transport links make access to Neath, Swansea, and further afield both straightforward and convenient.

This delightful home effortlessly combines period charm with modern living in an enviable position. Arrange a viewing today to truly appreciate all this property and its prime location have to offer.

Entrance to Lounge (13' 05" x 11' 02") or (4.09m x 3.40m)

Entrance to lounge, window to the front, tiled flooring, radiator. Free standing multi fuel fire, staircase leading to the first floor. Opening to.

Sitting Room (13' 04" x 7' 09") or (4.06m x 2.36m)

Window to the front, tiled flooring, radiator.

Inner Hall (5' 00" x 3' 03") or (1.52m x 0.99m)

Storage cupboard, radiator.

Bathroom (7' 10" x 6' 06") or (2.39m x 1.98m)

Frosted window to the rear, panelled bath, hand basin, low-level WC. Partially tiled walls, heated towel rail, spotlights to the ceiling, radiator.

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En-Suite (7' 02" x 7' 00") or (2.18m x 2.13m)

Window to the rear, shower cubicle, hand basin, low-level WC, partially tiled walls, vinyl flooring, spotlights to the ceiling.

Bedroom 3 (13' 02" x 7' 11") or (4.01m x 2.41m)

Window to the front, attic entrance, radiator.

External

Low maintenance frontage with paved pathway & loose stones.

Enclosed rear garden offering lawn, two outbuildings & timber shed. Parking available to the rear of the property.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

A

Dining Area (8' 09" x 6' 06") or (2.67m x 1.98m)

Vinyl flooring, spotlights to the ceiling, radiator. Opening to.

Kitchen (11' 0" x 8' 05") or (3.35m x 2.57m)

Window to the rear, window & door to the side, giving access to the rear garden. A range of wall & base fitted units with work top over, sink unit. Electric hob, oven, tiled for splash back, vinyl flooring.

First Floor Accommodation. (8' 06" x 4' 10" x 2' 6") or (2.59m x 1.47m x 0.76m)

Landing area, original stone feature curved staircase leading to the 1st floor. Doors leading to.

Bedroom 1 (11' 01" x 10' 03" x 8' 0") or (3.38m x 3.12m x 2.44m)

Window to the front, radiator.

Bedroom 2 (12' 03" x 7' 00") or (3.73m x 2.13m)

Roof window to the rear, spotlights to the ceiling, radiator. Spotlights to the ceiling, attic entrance (partly boarded).

