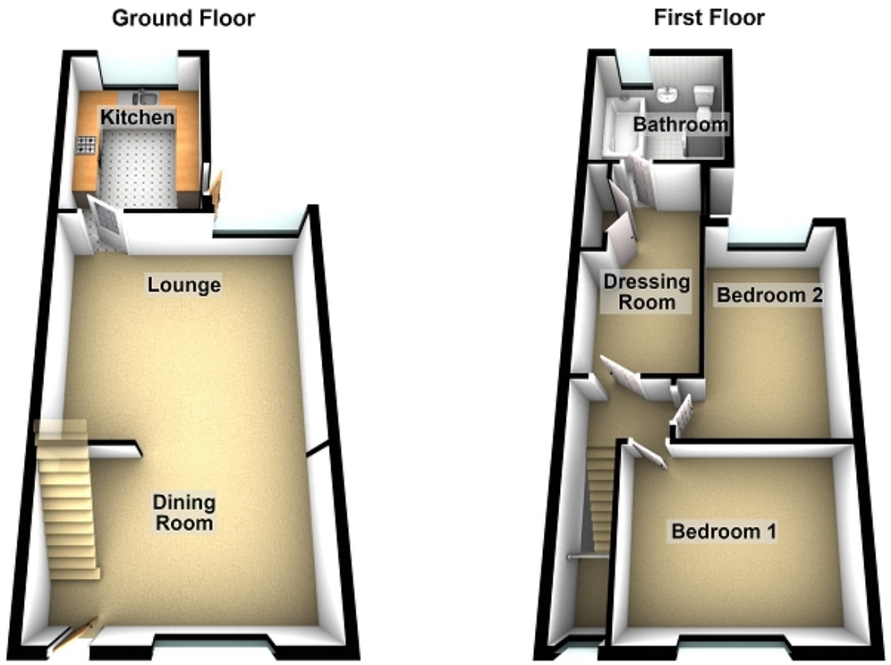


Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Pentre Street
Glynneath
Neath
Neath Port Talbot.

Price **£135,000**











- **MID TERRACE PROPERTY**
- **2 BEDROOMS + DRESSING ROOM**
- **LOUNGE / DINER**
- **KITCHEN**
- **FIRST FLOOR FAMILY BATHROOM**
- **WELL PRESENTED THROUGHOUT**
- **IDEAL FIRST PURCHASE**

General Description

EPC Rating: D68

A well-presented two-bedroom mid-terrace property in the popular village of Glynneath, ideal for first-time buyers and investors alike. Call us today to schedule your viewing appointment.....

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

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Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Money Laundering Regulations
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.

Pentre Street, Glynneath, Neath, Neath Port Talbot.

Property Description

Situated in Pentre Street, Glynneath, this two-bedroom mid-terrace property offers well-arranged accommodation, making it an ideal purchase for first-time buyers, couples, or investors.

The ground floor comprises a lounge/diner, providing a comfortable living and dining space, which leads through to the kitchen. To the first floor are two bedrooms, a separate dressing room offering useful additional space, and a family bathroom.

Externally, the property benefits from an enclosed, low-maintenance rear garden, providing an outdoor space to enjoy without the demands of extensive upkeep. Glynneath is a popular town in the picturesque Vale of Neath, offering a range of everyday amenities, including local shops, supermarkets, cafés, pubs, and other essential services. The town also benefits from community facilities, recreational areas, and parks, including the well-regarded Glynneath Welfare Park.

For those who enjoy the outdoors, the surrounding area boasts an abundance of beautiful countryside and walking opportunities. Glynneath is ideally positioned for exploring the renowned Waterfall Country, with the spectacular waterfalls and woodland trails around Pontneddfechan providing a wonderful destination for walkers and nature enthusiasts. National Park, The Brecon Beacons, offers further opportunities for walking, cycling, and enjoying the stunning Welsh landscape. The town also benefits from convenient access to the A465, providing road links towards Neath, Swansea, and the wider South Wales region.

Overall, this property presents a great opportunity to acquire a home in a convenient location, combining practical accommodation and an enclosed rear garden with easy access to local amenities and the beautiful surrounding countryside.

Entrance to; (16' 01" x 9' 11") or (4.90m x 3.02m)
Entrance to dining room, staircase leading to the 1st floor, laminated flooring, radiator. Opening to.

Pentre Street, Glynneath, Neath, Neath Port Talbot.

Lounge (16' 01" x 14' 07") or (4.90m x 4.45m)
Feature hearth with fireplace, laminated flooring. French doors opening to the rear garden, radiators.

Kitchen (12' 08" x 9' 03") or (3.86m x 2.82m)
A range of wall & base fitted units, with work top over, bowl & half sink unit. Gas cooker with extractor fan above, plumbing for a washing machine, space for a tumble dryer. Tiled for splash back, radiator. Window to the rear, door to the side giving access to the rear garden.

First Floor Accommodation. (5' 10" x 2' 09") or (1.78m x 0.84m)
Landing area, frosted window to the front. Attic entrance, radiator. Doors leading to.

Bedroom 1 (10' 10" x 10' 00") or (3.30m x 3.05m)
Window to the front, built in wardrobe, radiator.

Bedroom 2 (13' 05" x 8' 02") or (4.09m x 2.49m)
Window to the rear, radiator.

Dressing Room (14' 05" x 7' 05") or (4.39m x 2.26m)
Window to the side, built in wardrobe.

Family Bathroom (9' 00" x 8' 10") or (2.74m x 2.69m)
Frosted window to the rear, panelled bath, shower cubicle, low-level WC, hand basin, partially tiled walls, radiator.

External

Services
Mains drainage, mains gas, mains electricity, mains water

Council Tax
A



