



**Whitting Street
Glynneath
Neath
Neath Port Talbot.**

Price **£139,950**



- END TERRACE PROPERTY
- 3 BEDROOMS
- SITTING ROOM & LOUNGE
- KITCHEN / DINER
- GROUND FLOOR BATHROOM
- REQUIRES MODERNISING THROUGHOUT
- ENCLOSED REAR GARDEN
- SINGLE GARAGE TO THE REAR
- WALKING DISTANCE TO AMENITIES

General Description

Brimming with potential, this 3 bedroom end of terrace property, situated in Whitting Street, Glynneath. 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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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.

Whitting Street, Glynneath, Neath, Neath Port Talbot.

Property Description

Situated in the heart of the charming Glynneath Neath Valley, this three-bedroom end of terrace property is being offered for sale for the first time in over half a century.

Boasting delightful views of the local landscape, this home offers an exciting opportunity for those seeking a project in a picturesque and convenient location. This home requires modernisation throughout, making it an ideal opportunity for those looking to create a bespoke living space tailored to personal taste.

Upon entering, you are welcomed by two well-proportioned reception rooms, providing versatile areas perfect for family living, dining or perhaps a home office. The ground floor bathroom is conveniently positioned, with scope for renovation to suit contemporary lifestyles.

To the rear, an enclosed garden offers a safe and private space ideal for children, pets or outdoor entertaining, complemented by the addition of a garage for secure off-street parking or storage.

Glynneath is a vibrant community surrounded by the natural beauty of the Neath Valley, renowned for its scenic walks, waterfalls and outdoor pursuits. Residents can enjoy the nearby Aberdulais Falls, Craig-y-nos Country Park, and the Brecon Beacons National Park, all within easy reach. The area benefits from local shops, cafes, and essential amenities, while excellent road links make commuting to Neath, Swansea, and beyond straightforward.

This property represents an exciting project for anyone keen to modernise a family home in a sought-after South Wales valley location. Arrange a viewing today to fully appreciate the possibilities this home and its surroundings have to offer.

Entrance Hall (10' 09" x 5' 07") or (3.28m x 1.70m)

Entrance to hallway, staircase leading to the 1st floor, wall mounted electric meter, radiator. Doors leading to.

Sitting Room (10' 08" x 9' 11") or (3.25m x 3.02m)

Whitting Street, Glynneath, Neath, Neath Port Talbot.

Bay window to the front, radiator.

Lounge (15' 11" x 10' 09") or (4.85m x 3.28m)

Window to the rear, radiator.

Kitchen/Diner (12' 08" x 8' 10") or (3.86m x 2.69m)

Wall & base fitted units with work top over & sink unit, electric cooker point. Brick feature fireplace with gas flame fire, plumbing for a washing machine, tiled flooring, radiator. Access to loft (small loft space).

Bathroom (6' 11" x 6' 10") or (2.11m x 2.08m)

Frosted windows to the rear, panelled bath with shower over & glass screen, low-level WC, hand basin. Laminated flooring, panelled walls, radiator.

First Floor Accommodation (7' 11" x 2' 09") or (2.41m x 0.84m)

Doors leading to.

Bedroom 1 (15' 11" x 13' 0" x 8' 10") or (4.85m x 3.96m x 2.69m)

Windows to the front, storage cupboard housing gas central heating boiler, radiator.

Bedroom 2 (12' 08" x 7' 10") or (3.86m x 2.39m)

Window to the rear, radiator.

Bedroom 3 (9' 09" x 7' 11") or (2.97m x 2.41m)

Window to the rear, radiator.

External

Loose stone frontage, with side gated access to the rear garden.

Enclosed rear garden offering lawn & paved seating area. Single garage with up & over door. External lighting & water supply.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

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