

17 Glannant Way, Neath, SA11 3YA

Offers In Excess Of £189,950

Situated in a popular residential location, this three bedroom semi-detached property offers well-proportioned accommodation throughout and would make an ideal purchase for first time buyers, young families or investors. The accommodation briefly comprises an entrance hall, spacious lounge/diner, and a fitted kitchen with a range of wall and base units. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from off-road parking to the front leading to a garage, providing excellent parking and storage. To the rear there is a private enclosed garden, ideal for relaxing and entertaining.

The property is conveniently located close to local shops, schools and amenities, with good transport links nearby.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

Main Dwelling



Enter via PVC door into:

Hallway 6'1" x 13'4" (1.858 x 4.084)



With dimplex quantum storage heaters, stairs to first floor and understairs storage.

Hallway

Lounge/Diner 24'3" x 10'4" (7.406 x 3.164)



Through lounge diner with large window to front and back, two dimplex storage heaters and door into kitchen.

Lounge/Diner



Lounge/Diner



Lounge/Diner



Kitchen 10'1" x 7'4" (3.081 x 2.256)



Fitted with base and wall units in cream with coordinating work surfaces include, part tiled walls, stainless steel sink and drainer with mixer taps, window to side, part tiled walls, electric hob and oven, space for fridge/freezer, dimplex storage heater and door to rear garden.

Kitchen



Landing 7'10" x 6'9" (2.403 x 2.058)



With attic hatch and window to side.

Bedroom one 9'3" x 13'1" (2.844 x 3.988)



Double bedroom with a range of freestanding wardrobes, window to front and dimplex quantum storage heaters.

Bedroom one



Bedroom two 10'9" x 9'10" (3.287 x 3.019)



Double bedroom with a range of freestanding wardrobes, window to rear and dimplex storage heaters.

Bedroom two



Bedroom three

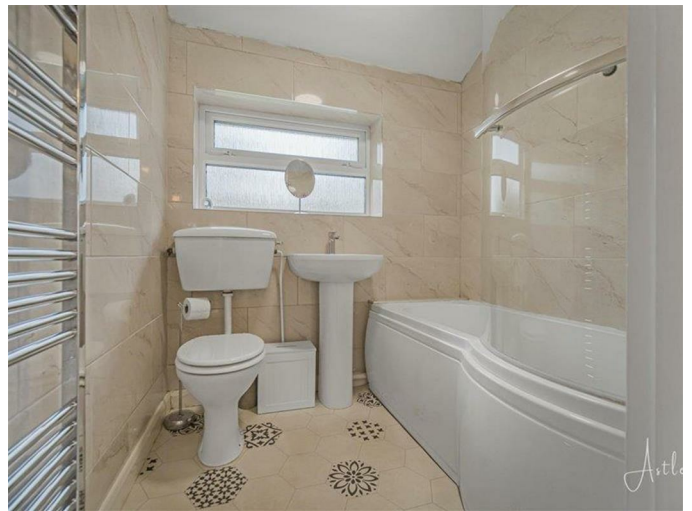


Bedroom three 6'3" x 9'10" (1.906 x 3.017)



With window to front and dimplex storage heater.

Bathroom 9'10" x 6'4" (3.017 x 1.937)



Fitted with three piece suite to include panelled bath with shower over, fully tiled walls, cushioned flooring, low level wc, pedestal wash hand basin, heated towel rail and window to rear.

Outside



Rear garden offering laid to lawn and patio area with garage.

Outside



Outside



AGENTS NOTE

Mobile coverage:

EE
Vodafone
Three
O2

Satellite / Fibre TV Availability:

BT
Sky
Virgin

AGENTS NOTE

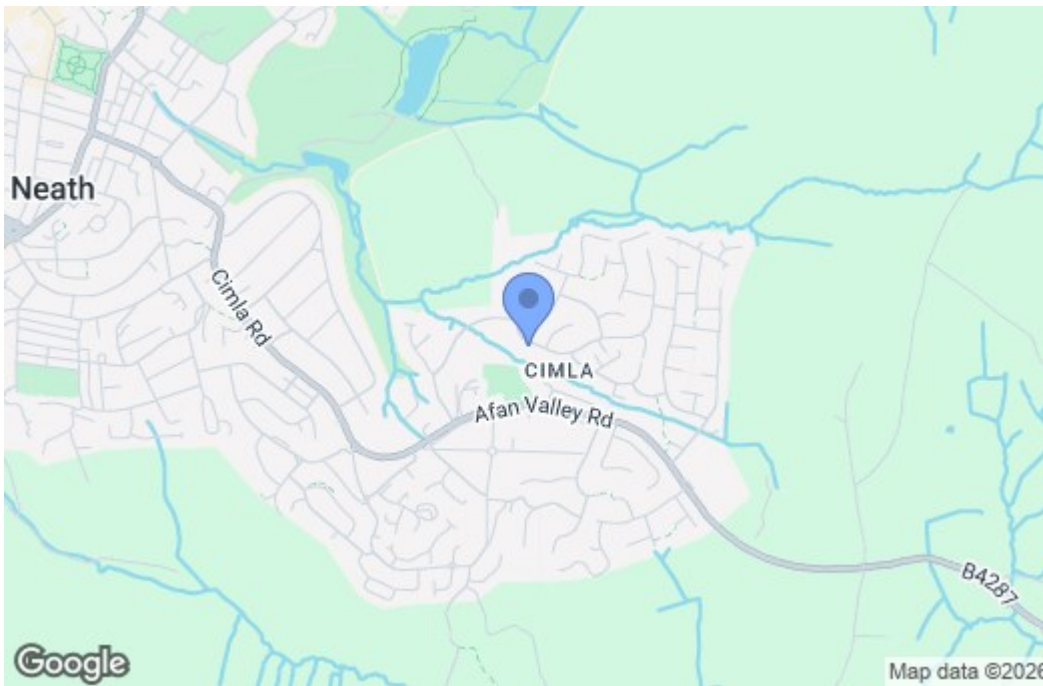
Council Tax Band: C
Annual Price: £2,170

Conservation Area: No

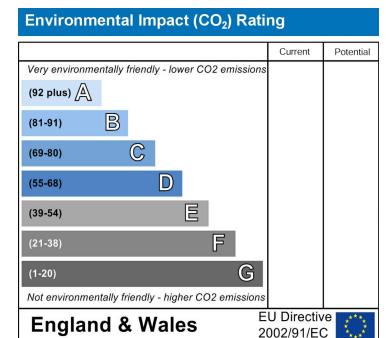
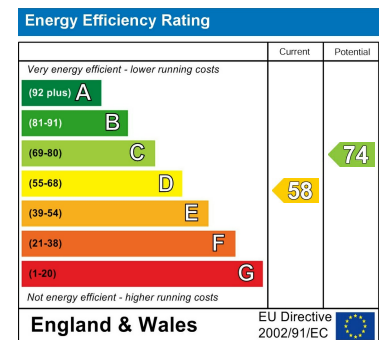
Flood Risk
River : Very low
Seas : Very low

Floor Plan

Area Map



Energy Efficiency Graph



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