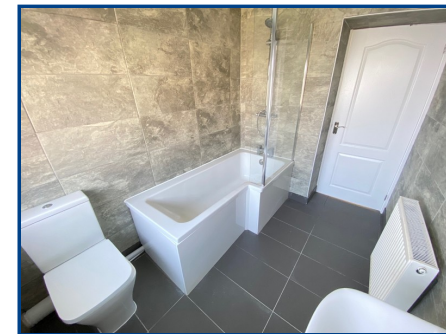


**Edward Street
Glynneath
Neath
Neath Port Talbot.**

Price £179,950

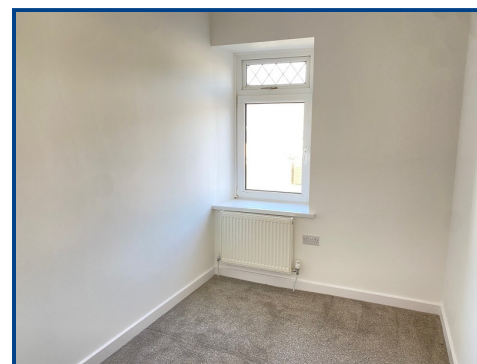


- SEMI DETACHED PROPERTY
- 3 BEDROOM + ENSUITE WC TO MAIN
- LOUNGE OPENING TO KITCHEN / DINER
- IMMACULATLY PRESENTED THROUGHOUT
- OFF ROAD PARKING TO THE REAR
- WALKING DISTANCE FROM AMENITIES
- NO CHAIN

General Description

This immaculately presented and fully renovated semi-detached property offers a perfect blend of modern living and classic comfort. Call us today to schedule your viewing appointment.....

EPC Rating: D66



Viewing: **01639 646 926**

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

Email: **neath@ctf-uk.com**

Important notice

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.

Edward Street, Glynneath, Neath, Neath Port Talbot.

Property Description

Snuggled in the picturesque village of Glynneath in the heart of the Neath Valley, this immaculately presented and thoroughly renovated semi-detached property is an exceptional opportunity for those seeking a stylish and modern family home in a sought-after South Wales location.

Boasting three good sized bedrooms, including the main bedroom with its own ensuite, this home offers ample space for comfortable, contemporary living. The ground floor features a modern bathroom, catering perfectly for families and guests alike. The attention to detail is evident throughout, with every room recently updated to a high standard, offering a fresh and inviting atmosphere from the moment you step inside.

Externally, the property benefits from an enclosed rear garden – ideal for relaxing, entertaining, or letting children play safely. In addition, off-road parking to the rear ensures convenience and peace of mind for multiple vehicles.

Glynneath itself is renowned for its scenic beauty and vibrant local community. Located on the edge of the Brecon Beacons National Park, the area is ideal for lovers of the outdoors, riverside strolls, mountain hikes, and the stunning Sgwd Gwladys Waterfalls a short stroll away. The property is only a short distance from local amenities, including shops, highly regarded schools, friendly pubs, and charming cafes. Excellent transport links connect you efficiently to nearby Neath, Swansea, and the M4 corridor, making it a practical choice for commuters as well.

Don't miss the chance to make this beautifully renovated home yours. Arrange a viewing today to fully appreciate all that this outstanding property and its wonderful surroundings have to offer.

Entrance to Lounge (15' 11" x 8' 11") or (4.85m x 2.72m)

Entrance to lounge, window to the front, staircase leading to the 1st floor, tiled flooring, enclosed wall mounted electric meter, radiator.

Edward Street, Glynneath, Neath, Neath Port Talbot.

Kitchen/Diner (15' 08" x 11' 08") or (4.78m x 3.56m)

A range of wall & base fitted units with work top over, bowl & half sink unit, electric hob, oven & extractor fan above. Spotlights to the ceiling, tiled flooring, radiator.

Family Bathroom (8' 06" x 6' 05") or (2.59m x 1.96m)

Frosted window to the rear, panelled bath with shower over, hand basin, low-level WC, fully tiled walls & tiled flooring. Spotlights to the ceiling, radiator.

First Floor Accomodation (6' 10" x 2' 09") or (2.08m x 0.84m)

Landing area, doors leading to.

Bedroom 1 (12' 10" x 9' 02") or (3.91m x 2.79m)

Window to the front, radiator.

En Suite WC (5' 06" x 3' 04") or (1.68m x 1.02m)

Window to the front, low-level WC, vanity hand basin, laminated flooring, radiator.

Bedroom 2 (12' 08" x 8' 07") or (3.86m x 2.62m)

Window to the rear, radiator. Storage cupboard housing gas central heating boiler.

Bedroom 3 (9' 06" x 6' 08") or (2.90m x 2.03m)

Window to the rear, radiator.

External

Low maintenance frontage with side gated access to the rear garden.

Paved seating area, leading to level lawn, outbuilding. Double gates giving access for rear parking.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

B

