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## Glynneath Road, £225,000

- Picturesque Setting
- Extensive Hillside Gardens
- Ample Living Space
- Traditional Character
- Beautifully Presented
- EPC Rating: E



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## About the property

The perfect semi-rural first time purchase or family home now available for sale in a river side village! Boasting excellent links to local amenities including primary and comprehensive schools, stores within Resolven and commuting routes via the A465 onto the M4 Corridor and A470. Excellent for families hoping to reconnect with Wales' natural beauty, with gorgeous river side walks nearby, and an extensive tiered rear garden consisting of a fenced, raised terrace, wild flowers and pergola topped patios.

The home is approached via a paved forecourt, with side access available to the rear garden a fully insulated summerhouse and an outdoor w.c a. Enter into an open plan family room with lounge and dining space boasting elm wood laid flooring and a unique open stair case splitting the two and jaw dropping paneled bay windows overlooking the Neath Valley. There is an adjacent fitted kitchen with integrated appliances. The first floor houses a spacious landing, with doors through to both double bedrooms and the refurbished family bathroom comprising of a freestanding bath, vanity unit and utility area / wash room.

Internal viewings are highly recommended to truly appreciate this lovely home!





## Accommodation

### Entrance Hall

### Lounge/Diner

25' 7" x 14' 8" plus bay ( 7.80m x 4.47m plus bay )

### Kitchen

15' x 8' ( 4.57m x 2.44m )

### Landing

### Bedroom One

17' 1" Max x 11' ( 5.21m Max x 3.35m )

### Bedroom Two

14' 8" Max x 10' 9" Max ( 4.47m Max x 3.28m Max )

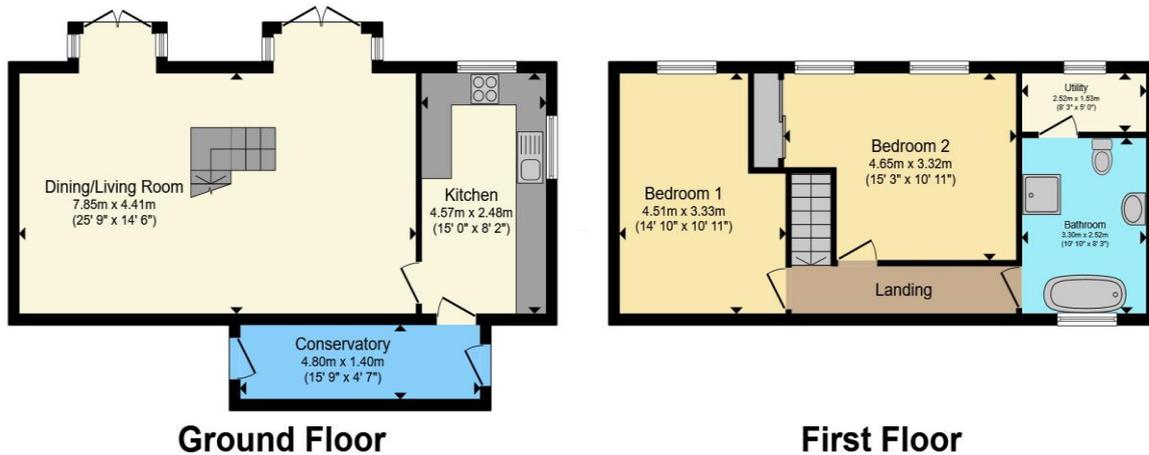
### Bathroom

### Front & Rear Gardens

### Summerhouse

Guest House or Garden Room

## Floorplan



Total floor area 105.2 m<sup>2</sup> (1,133 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Important Information

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