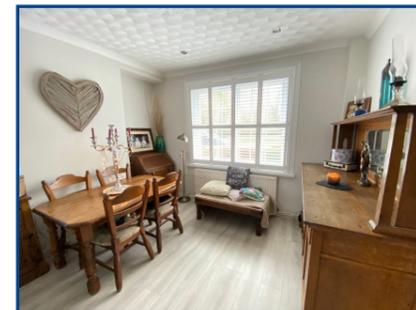


**Chain Walk
Glynneath
Neath
Neath Port Talbot.**

Price **£199,950**



- SEMI DETACHED PROPERTY
- 2 BEDROOMS + DRESSING AREA
- SITTING ROOM OPENING TO LOUNGE
- KITCHEN
- FIRST FLOOR BATHROOM
- LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING TO THE REAR
- CLOSE TO LOCAL AMENITIES
- IDEAL FIRST PURCHASE

General Description

Situated in the heart of Glynneath, in the picturesque Neath Valley, this semi-detached property presents a wonderful opportunity for those seeking to add their own design. Call us today to schedule your viewing appointment.....

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 14 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.

Chain Walk, Glynneath, Neath, Neath Port Talbot.

Property Description

Situated in the friendly community of Glynneath, within the picturesque Neath Valley, this semi-detached property presents an exciting opportunity for those seeking a home with potential to personalise and add value. Boasting two generously sized double bedrooms and a dedicated dressing area, this property offers ample space for comfortable living. A first floor bathroom serves the home, while the layout is ideal for a growing family or anyone desiring extra room for hobbies or a home office.

To the rear, a low maintenance garden provides a private space to relax outdoors, accompanied by valuable off road parking—an increasingly rare convenience in this popular area. The property does require modernisation throughout, making it the perfect canvas for buyers with vision to create a bespoke home tailored to their needs.

Glynneath is renowned for its strong sense of community and easy access to spectacular countryside, with the mesmerising waterfalls of Waterfall Country and the Brecon Beacons National Park just a short drive away. Local amenities include well-regarded schools,

independent cafes, and convenient shops, while Neath town centre and its wider range of services are within easy reach. Excellent transport links connect the area with Swansea, Cardiff, and beyond, making this an ideal base for commuting or exploring South Wales.

A wonderful project in a sought-after location—early viewing is strongly recommended to fully appreciate the potential on offer. Enquire today to arrange your visit.

Entrance Hall (10' 02" x 4' 09") or (3.10m x 1.45m)

Entrance via wooden half glazed door to hallway, staircase leading to the 1st floor, laminated flooring, radiator.

Sitting Room / Dining Room (12' 00" x 10' 07") or (3.66m x 3.23m)

Window to the front, with bespoke blinds throughout the property. Laminated flooring, radiator. Opening to.

Lounge (13' 03" x 12' 09") or (4.04m x 3.89m)

Wooden fire surround with inset electric fire, laminated flooring, radiator. French doors opening to the rear garden.

Kitchen. (13' 11" x 10' 00") or (4.24m x 3.05m)

Wall & base fitted units, with bowl & half sink unit work top overs. Gas hob with extractor fan above, electric oven. Windows to the rear & side. Plumbing for a washing machine & dishwasher, space for tumble dryer. Built in wine rack, under stairs storage cupboard. Windows to the rear & side, door giving access to the rear garden.

First Floor Accommodation. (12' 06" x 6' 02") or (3.81m x 1.88m)

Window to the side, airing cupboard. Attic entrance with ladder access, approximately 14'3 x 13'6.

Bedroom 1 (11' 10" x 10' 06" x 6' 6") or (3.61m x 3.20m x 1.98m)

Windows to the front, radiator.

Bedroom 2 (12' 06" x 10' 05") or (3.81m x 3.18m)

Window to the rear, radiators.

Dressing Area (7' 00" x 5' 11") or (2.13m x 1.80m)

Frosted window to the side, spotlights to the ceiling, radiator.

Bathroom (9' 04" x 7' 10") or (2.84m x 2.39m)

Frosted window to the rear, tiled panelled bath with hand shower, vanity hand basin, Insignia shower cubicle with WIFI & mood lighting, low-level WC. Fully tiled walls, heated towel rail.

External

Low maintenance frontage with loose bark & mature shrubs. Paved pathway with side gated access leading to the rear garden. Enclosed paved rear garden with gated access for off road parking.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

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Chain Walk, Glynneath, Neath, Neath Port Talbot.

