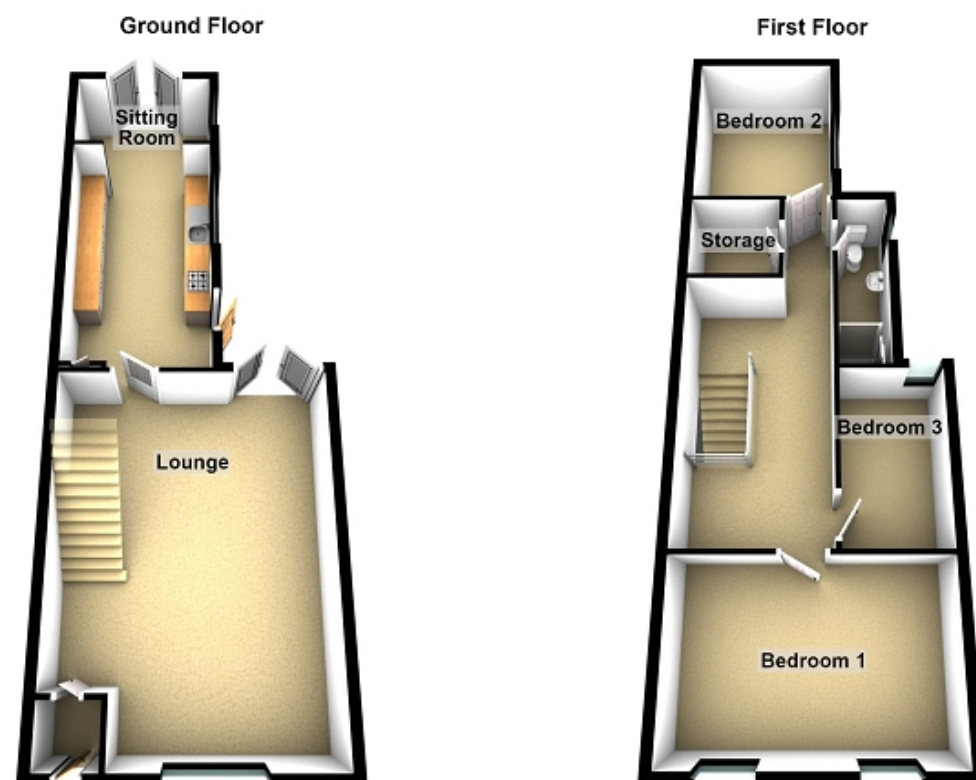
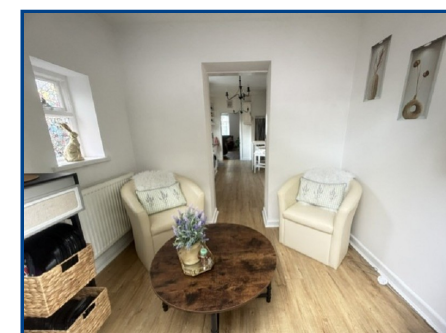
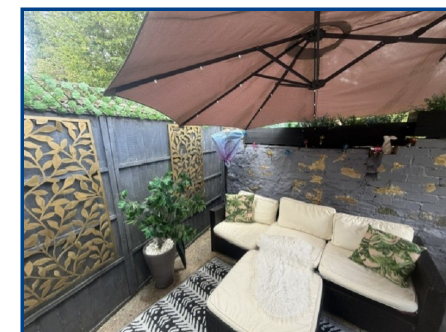




**Merthyr Road
Pontwalby
Glynneath
Neath
Neath Port Talbot.**

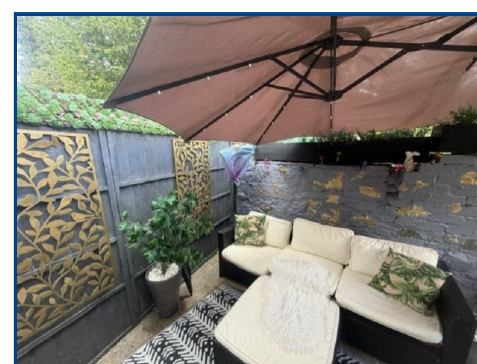
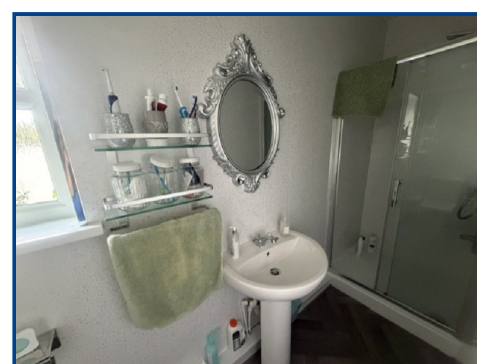
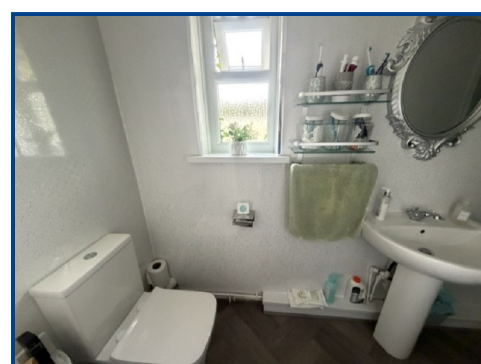
Price **£187,500**



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- LOUNGE & SITTING ROOM
- KITCHEN / DINER
- FIRST FLOOR SHOWER ROOM
- WELL PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- IDEAL FIRST PURCHASE

General Description

Nestled in the heart of Glynneath in the picturesque Neath Valley, this well-presented semi-detached property offers an inviting home environment perfect for families or first-time buyers. 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 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.

Property Description

Situated in the heart of Glynneath, within the picturesque Neath Valley, this well-presented semi-detached property offers perfectly balanced accommodation for families and professionals alike. Featuring three spacious bedrooms and a modern upstairs shower room, this home combines comfort with practicality.

The well-maintained interior is matched by a delightful small rear garden, fully enclosed to provide a secure and private outdoor space, ideal for unwinding in the fresh air or entertaining guests in the warmer months. The property enjoys a welcoming ambience throughout, a testament to the care and attention invested in its upkeep.

Situated in a tranquil yet highly convenient setting, Glynneath is renowned for its friendly community atmosphere and abundance of local amenities. The village centre, just moments away, offers a selection of independent shops, traditional pubs, and charming cafés. For lovers of the outdoors, the nearby Brecon Beacons National Park

presents endless opportunities for walking, cycling, and exploring waterfalls, whilst Gnoll Country Park is perfect for leisurely afternoons with family and friends.

Commuting is effortless with easy access to major transport links, allowing swift travel to Neath, Swansea, and beyond. Renowned schools are close by, making this an excellent choice for families seeking quality education within reach.

Discover a home that promises relaxation, convenience, and the beauty of the Neath Valley on your doorstep. Arrange a viewing today to fully appreciate all that this inviting property has to offer.

Hallway (4' 08" x 3' 05") or (1.42m x 1.04m)
Entrance to hall, laminated flooring, wall mounted electric meter.

Lounge (21' 10" x 16' 02") or (6.65m x 4.93m)
Window to the front, staircase leading to the 1st floor, radiators. French doors opening to the rear garden.

Kitchen (16' 09" x 9' 04") or (5.11m x 2.84m)
A range of wall & base fitted units with work top over & sink unit. Electric induction hob, plumbing for a washing machine, space for a fridge freezer. Under stairs storage cupboard, laminated flooring. Window & door to the side, giving access to the rear garden.

Sitting Room (8' 05" x 5' 05") or (2.57m x 1.65m)
Window to the side, laminated flooring. French doors opening to the rear garden.

First Floor Accommodation. (11' 10" x 5' 05") or (3.61m x 1.65m)
Landing area, attic entrance with pull down ladder. Wall mounted electric heater. Storage cupboard housing gas central heating boiler. Doors leading to.

Bedroom 1 (16' 00" x 10' 08") or (4.88m x 3.25m)
Windows to the front, radiator.

Bedroom 2 (11' 04" x 9' 00") or (3.45m x 2.74m)
Window to the side, radiator.

Bedroom 3 (10' 09" x 6' 08") or (3.28m x 2.03m)
Window to the rear, radiator.

Shower Room & WC (11' 11" x 3' 03") or (3.63m x 0.99m)
Frosted window to the side, shower cubicle, low-level WC, hand basin. Panelled walls with vinyl flooring.

External
Enclosed snug rear garden, benefiting from seating area & an array of raised flower beds & mature shrubs with loose stone. Built in pizza oven & BBQ, tranquil setting to relax. Side gated access to the rear garden.

Services
Mains electricity, mains water, mains gas, mains drainage

Tenure
Freehold

Council Tax
B

