



## Glynneath Road

£180,000

- Semi-Rural Location
- Sizable Plot
- Well Presented
- No On Going Chain
- Three Double Bedrooms
- EPC Rating: F



3 1 1





## About the property

A beautifully presented, ideal first time purchase or family home now available for sale with no on going chain within the sought after, semi-rural setting on Glynneath Road! A quaint row of traditional dwellings across from walks along the River Neath! With excellent links to the M4 corridor via the A465, bypassing Neath Town Centre with high street stores and a main line train station. The home is approached via a gated garden to the front, with steps to the entrance and laid with artificial grass either side. Internally, the property comprises of an entrance hallway, with stairs to the landing and doors to the left & right through to reception spaces. At the rear is a fitted kitchen with an exit out to a further enclosed garden, laid with tiers of lawn and flow beds. The first floor houses all three double bedrooms, access to the loft space via a loft ladder and a modern family bathroom consisting of a bath with shower over, w.c and hand wash basin. Internal viewings are highly recommended to truly appreciate this lovely home!

## Accommodation

### Entrance Hallway

### Lounge

21' 2" x 10' 6" ( 6.45m x 3.20m )

### Dining Room

10' 9" x 10' 5" ( 3.28m x 3.17m )

### Kitchen

9' 9" x 9' 8" ( 2.97m x 2.95m )

### Landing



### Bedroom One

13' 9" x 10' 5" ( 4.19m x 3.17m )

### Bedroom Two

10' 8" x 10' 4" ( 3.25m x 3.15m )

### Bedroom Three

10' 4" x 8' 2" ( 3.15m x 2.49m )

### Bathroom

### Front & Rear Gardens

## Floorplan



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.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let