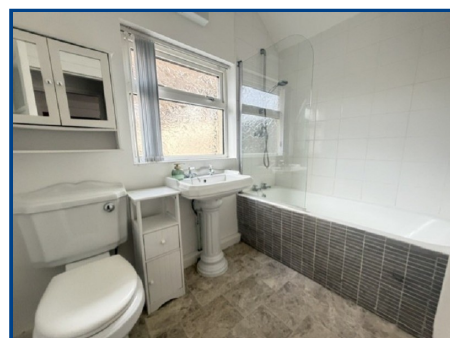
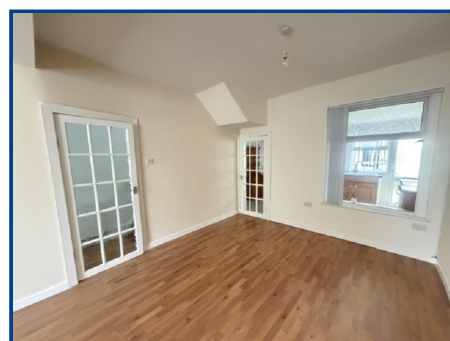


**High Street
Glynneath
Neath
Neath Port Talbot.**

Price £139,950



- MID TERRACE PROPERTY
- 2 BEDROOMS
- LOUNGE
- KITCHEN / DINER
- GROUND FLOOR FAMILY BATHROOM
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- IDEAL FIRST PURCHASE / DOWNSIZE TO
- NO CHAIN



General Description

Located in the sought-after area of Glynneath, Neath, this well-presented mid terrace property offers an unbeatable combination of comfort, convenience, and community spirit. Call us today to schedule your viewing appointment.

EPC Rating: C69

High Street, Glynneath, Neath, Neath Port Talbot.

Property Description

Situated in the heart of vibrant Glynneath, Neath, this appealing mid terrace property represents an excellent opportunity for purchasers seeking comfort and convenience in a desirable Welsh community. Meticulously maintained and presented in good condition throughout, the home boasts two spacious double bedrooms, providing ample space for families, couples, or those looking for an extra guest room or home office.

The ground floor bathroom is thoughtfully designed for accessibility and function, offering a practical layout for day-to-day living. At the rear of the property, discover a low maintenance garden—perfect for unwinding outdoors, hosting small gatherings, or enjoying a morning coffee with minimal upkeep required.

Glynneath is renowned for its welcoming atmosphere and close-knit sense of community. Residents benefit from an array of local amenities including independent shops, cafés, schools, and convenient transport links to Neath and the surrounding valleys. Outdoor enthusiasts will appreciate proximity to beautiful nature spots such as the renowned Pontneddfechan Waterfalls and the Brecon Beacons National Park, ideal for walking, cycling, and exploring all year round.

With good road connections and a central location, this inviting property offers both comfort and accessibility, making it a standout choice in the area. Enquire today to arrange your viewing and see all that this delightful home has to offer.

Porch (4' 08" x 3' 01") or (1.42m x 0.94m)

Entrance to Porch, partially tiled walls, wall mounted electric meter. Door leading to.

Hallway (9' 06" x 3' 02") or (2.90m x 0.97m)

Staircase leading to the 1st floor, laminated flooring, radiator.

Lounge (21' 09" x 11' 08" x 11' 00") or (6.63m x 3.56m x 3.35m)

Window to the front & rear, laminated flooring, radiator.

Kitchen/Diner (15' 03" x 8' 01") or (4.65m x 2.46m)

Window & door giving access to the rear garden.

A range of wall & base fitted units with work top over & sink unit. Gas cooker point with extractor fan above. Vinyl flooring, under stairs storage cupboard.

Inner Hall (6' 02" x 2' 09") or (1.88m x 0.84m)

Storage area with plumbing for a washing machine & space for a tumble dryer. Vinyl flooring, radiator, attic entrance. Door to.

Bathroom (8' 04" x 5' 03") or (2.54m x 1.60m)

Frosted window to the rear, tiled panelled bath with shower over, hand basin, low-level WC. Partially tiled walls, radiator.

First Floor Accommodation. (11' 01" x 5' 06") or (3.38m x 1.68m)

Landing area, window to the rear, storage cupboard housing gas central heating boiler. Doors leading to.

Bedroom 1 (16' 00" x 10' 00") or (4.88m x 3.05m)

Windows to the front, laminated flooring, radiator.

Bedroom 2 (11' 03" x 10' 05") or (3.43m x 3.18m)

Window to the rear, radiator.

External

Enclosed low maintenance rear garden benefiting from, paved seating area. Raised borders with loose stone & mature shrubs. Outbuilding. Pedestrian access to the rear lane. External water supply.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

A



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.