



High Street, Glynneath, Neath, Neath Port Talbot. SA11 5BU

£115,000



## High Street, Glynneath, Neath, Neath Port Talbot. SA11 5BU

This traditional mid terrace has been MODERNISED throughout and offers GOOD SIZE accommodation with a fitted kitchen, family bathroom to the ground floor, OFF ROAD PARKING to the rear and NEWLY FITTED combination boiler.

**£115,000 - Freehold**

- Three bedroom mid terrace
- Spacious lounge. EPC - E42
- Four piece bathroom suite
- W.C. to the first floor
- Off road parking for up to three cars
- Available with no ongoing chain



## DESCRIPTION

Conveniently situated within the heart of Glynneath town centre and with local amenities on hand this traditional mid terrace property has been renovated throughout and would be ideal for first time buyers. Early internal viewing is highly recommended to appreciate.

Accommodation briefly comprises to the ground floor entrance hall, open plan lounge, kitchen and family bathroom. To the first floor there are three good size bedrooms and a w.c.

To the rear there is an enclosed garden with space for a car port.

## ENTRANCE HALL

Via frosted glass PVCu door. Electric box. Staircase leading to the first floor. Understairs storage. Radiator. Patterned tiled flooring.

## RECEPTION 1 (21' 4" x 10' 8") or (6.49m x 3.26m)

PVCu double glazed window overlooking the front. PVCu double glazed french doors leading out on to the rear garden. Cupboard housing gas point. Two chimney breasts with alcoves either side. Feature fireplace with tiled hearth. Two radiators. Fitted carpet.

## KITCHEN (11' 9" x 9' 3") or (3.59m x 2.81m)

Spotlights. Smoke detector. Frosted glass double glazed door leading out on to the rear garden. White fitted kitchen having a range of wall and base units with coordinating worktops and ceramic tiling to splashback. Inset sink and drainer with hot and cold taps. Built-in oven and hob with overhead extractor. Plumbing for automatic washing machine. Space for fridge/freezer. Storage cupboard housing Ideal combination boiler. Radiator. Tiled flooring.

## FAMILY BATHROOM (8' 11" x 7' 2") or (2.71m x 2.18m)

Spotlights. Extractor. Frosted glass PVCu double glazed window overlooking the rear. Tiled walls. Four piece suite comprising low level w.c., pedestal, panelled bath and walk-in shower. Heated towel rail. Tiled flooring.

## FIRST FLOOR LANDING

Smoke detector. Storage cupboard. Fitted carpet.

## BEDROOM 1 (17' 3" x 10' 8") or (5.27m x 3.26m)

Two PVCu double glazed windows overlooking the front. Radiator. Fitted carpet.

## BEDROOM 2 (11' 6" x 10' 4") or (3.50m x 3.16m)

PVCu double glazed tilt and turn window overlooking the rear. Chimney breast with alcoves either side. Radiator. Fitted carpet.

## BEDROOM 3 (11' 4" x 8' 11") or (3.46m x 2.72m)

Access to loft. PVCu double glazed window overlooking the side. Radiator. Fitted carpet.



## W.C. (5' 9" x 3' 7") or (1.75m x 1.09m)

Spotlights. Extractor. Frosted glass PVCu double glazed window overlooking the side. Low level w.c. and pedestal with tiling to splashback. Herringbone wood effect vinyl flooring.

## OUTSIDE

Enclosed garden to the rear with a pathway leading to an area that would be suitable for a rear car port with lane access.


## NOTE

The vendor has advised that the property has been re-wired and the central heating system is brand new.

Freehold - however the title deeds have not been inspected.



# EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



## Awaiting Floorplans

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Sales: 01656 654 328

[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

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[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

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[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)

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[pencoedrentals@pjchomes.co.uk](mailto:pencoedrentals@pjchomes.co.uk)

### Port Talbot

Sales: 01639 891 268

[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

Lettings: 01639 891 268

[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

### Neath

Sales: 01639 874507

[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)

Lettings: 01639 874507

[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)