



Whitefield Close, Glynneath
Neath, Neath Port Talbot SA11 5DY

Offers in the Region Of £159,950

****Exclusive with Abbey Residential Agents****

If you are interested in this home, please contact ourselves verbally.

Abbey Residential Agents are proud to offer for sale by private treaty this well proportioned three bedroom semi detached family home situated on a no through road on a level location in the sought after village location of Glynneath.

We strongly recommend internal viewing of this family home to appreciate the size and potential. Vacant Possession with No Onward Chain.

The accommodation consists to the ground floor of an entrance porch, hall, lounge, dining room, extended kitchen, front lobby area, rear lobby area, shower room and a door leading into the integral garage. To the first floor there are three bedrooms and a family bathroom. Externally there are front and rear gardens of a low maintenance.

Entrance

via front door into the porch.

Porch

Stain glass door into the hall with side pane.

Hall

Dimplex storage heater. Staircase to the first floor. Under stairs cupboard. Door into the kitchen. Door into the lounge. Door into the kitchen.

Lounge

13' 0" x 10' 0" (3.96m x 3.05m)
Double glazed window to the front aspect, textured ceiling with coving, creda storage heater. Sliding door to the dining room.

Dining Room

10' 7" x 9' 0" (3.22m x 2.74m)
Double glazed window to the rear aspect, textured ceiling with coving, creed storage heater. Door into the kitchen.

Kitchen

14' 6" x 15' 2" (4.42m x 4.62m)
Two aluminium windows to the rear aspect, textured ceiling, tiled floor, dimples storage heater, cooker point. A range of fitted wall and base units inset stainless steel sink unit, dimplex fan heater (not tested). Door to the front lobby area and a door into the rear lobby area.

Front Lobby Area

Glazed door to the front aspect.

Rear Lobby Area

Door into the rear garden. Door into the garage. Doo into the shower room.

Integral Garage

16' 0" x 8' 10" (4.87m x 2.69m)
With an up and over door.

Shower Room

5' 5" x 5' 5" (1.65m x 1.65m)
Frosted window to the rear aspect, textured ceiling, consort fan heater, A suite consists of a sink unit, toilet, shower cubicle, fully tiled to walls.



First Floor Landing

Double glazed window to the side aspect, textured ceiling. Access to the loft. Door off to the bedrooms and the family bathroom.

Bedroom One

13' 2" x 8' 0" to the wardrobes (4.01m x 2.44m)
Double glazed window to the rear aspect, creda storage heater, textured ceiling, fitted wardrobes.

Bedroom Two

10' 6" x 9' 9" (3.20m x 2.97m)
Double glazed window to the rear aspect, creda storage heater, textured ceiling, mirror fitted wardrobe, cupboard with tank.

Bedroom Three

9' 0" x 6' 5" (2.74m x 1.95m)
Double glazed window to the front aspect, storage cupboard, textured ceiling.

Family Bathroom

6' 8" x 6' 5" (2.03m x 1.95m)
Frosted double glazed window with a secondary pane, textured ceiling, dimples heater, fully tiled to



walls. A suite consists of a sink unit, toilet, panelled bath, mira shower over the bath.

Garden

To the front there is a walled frontage with entrance gates low maintenance. To the rear there is an enclosed rear garden of a patio area surrounded by walls.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - C

Energy Performance Certificate

Our assessor is undertaking the EPC.

Viewing by appointment with the selling agents.

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are



approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Disclaimer



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