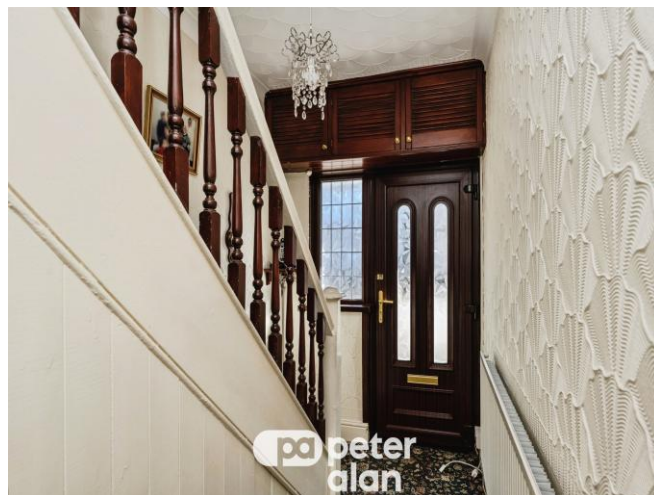




Woodland Park, £165,000

- No On Going Chain
- Lovingly Maintained
- Driveway and Garage
- Village Setting
- EPC Rating: D
- Council Tax Band : C



3 2 2



About the property

A deceptively spacious and lovingly maintained, ideal family home or first time purchase now available for sale with no on going chain within Glynneath! Boasting excellent links to the A465 leading onto the M4 corridor or A470 into Cardiff! As well as both English and Welsh speaking local primary schools, Llangatwg comprehensive and Neath College! Also fantastic for those who appreciate the Natural Beauty of the Welsh countryside with great access to the Four Waterfalls walk within Pontneddvaughn.

The home is approached by a gated driveway and forecourt, leading down to the garage with side access through to an enclosed rear garden. Internally, the property comprises on an entrance hallway, with stairs to the landing, and doors through to a bay fronted living room, sizable lounge, spacious kitchen diner and ground floor shower room. The first floor houses all three bedrooms, with access to the loft space and the family bathroom.

Internal viewings are highly recommended to truly appreciate this family home!

Accommodation

Entrance Hallway

Living Room

Lounge

Kitchen Diner

Shower Room

Landing



Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Front & Rear Gardens

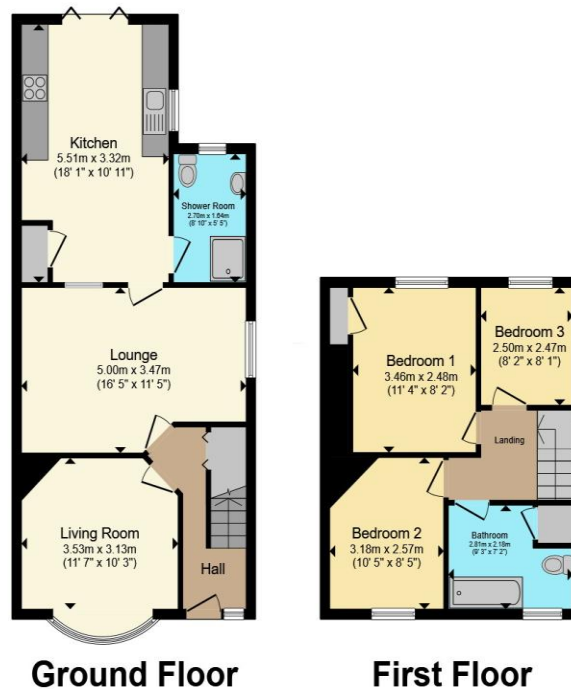
Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total floor area 95.2 m² (1,025 sq.ft.) approx

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.propertybox.io

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.

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