Gurnos Road
Ystalyfera
Neath Port Talbot.

Price **£95,000**











- Ideal For First Time Buyers/Investors
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- Close To All Amenities
- No Chain
- Front Lawn/Courtyard To Rear

General Description

EPC Rating: D68

An ideal property for first time buyers/Investors
This property offers a cosy cottage feel with a open plan lounge/kitchen to the ground floor and stairs leading to a bedroom and shower room.
Externally there is a small courtyard to the rear and a level lawn area to the front.
The property is conveniently situated close to a range of local amenities, including schools, shops, restaurants and

Gurnos Road, Ystalyfera, Neath Port Talbot.

Property Description

Entrance
Enter via double glazed door to front elevation, into lounge.

Living Room
Double glazed window to front elevation, radiator, beams to ceiling, opening up to:

Kitchen
Double glazed window and door to rear elevation, range of wall and base units with work top over, sink, plumbing for washing machine, part tiled wall, space for cooker,stairs to first floor landing.

Bedroom
Double glazed window to front elevation, radiator.

Shower Room
Velux window to rear elevation, shower unit, low level WC, wash hand basin, part tiled wall, radiator, cupboard with combi boiler.

EXTERNALLY
To the front there is a level lawn area, potential buyer will have to walk passed next doors property to access No55, to the rear there is an enclosed courtyard.

Broadband and Mobile phone
We are advised fast broadband is available and mobile coverage is deemed to be good.

Tenure
Freehold

Council Tax
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Important notice

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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.