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herbert r thomas

57 Morfa Glas
Glynneath, Neath, Neath
Port Talbot, SA11 5RW

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Asking price **£139,500**

A three bedroom semi detached property situated in the town of Glynneath, a short travelling distance from the A465 and offering an abundance of potential.

A three bedroom semi detached property

Ideal purchase for a first time buyer or investor

Situated in the town of Glynneath

Nearby to local amenities such as primary schools, parks and shops

Convenient commuter access to the A465

Generously sized enclosed rear garden

Offroad parking via concrete driveway

Two reception rooms to the front of the property

Family bathroom to the first floor

Viewings highly recommended





To the front of the property, a half height brick wall and double iron gate enclose the front garden. The front garden is made up of lawn and a concrete driveway that leads to the front entrance and gate to the rear garden and garage.

Upon entering the property via a UPVC door, the entrance hallway provides access to two reception rooms and the stairway leading to the first floor accommodation. Both reception rooms are located at the front of the property and have UPVC windows overlooking the front garden area. Both reception rooms also benefit from alcove space either side of the chimney breasts. The larger reception room features a wood effect vinyl flooring and an under the stairs pantry storage

cupboard. The larger reception room also provides access to the kitchen.

The kitchen is located at the rear of the property and has a UPVC window overlooking the rear garden space. The kitchen is fitted with a matching range of base and wall mounted units with a black laminate work surface over and space for up to two appliances. There is a stainless steel sink and drainer, a tile effect vinyl flooring and half height tiles to the walls. The kitchen leads onto the rear garden via a UPVC door.

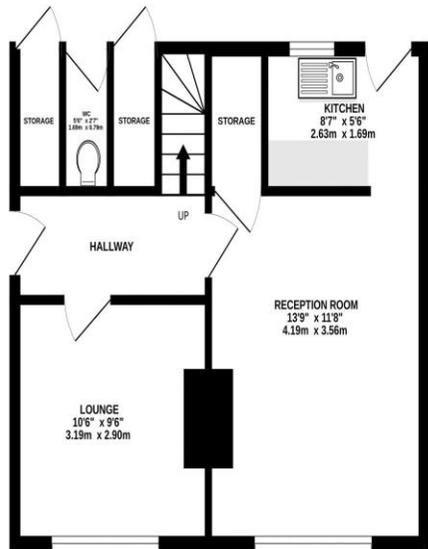
To the first floor, the landing area gives access to three bedrooms and a family bathroom. Bedrooms one and two are located at the front of the property and feature UPVC windows which allow light to flow into the

rooms. Bedroom three is located at the rear of the property and benefits from a UPVC window overlooking the garden. Bedrooms one and two are generously sized double rooms with bedroom three being a good sized single room.

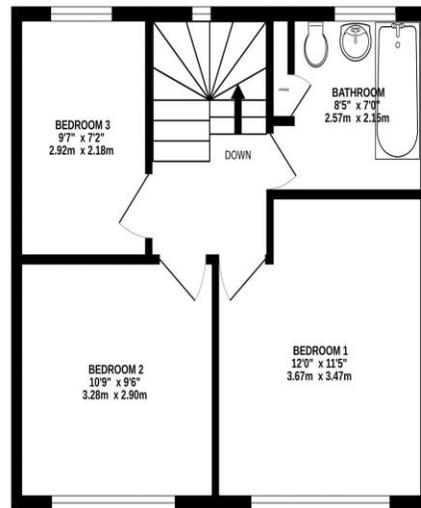
The family bathroom features a matching three piece suite comprising of panel bath, wall hung wash hand basin and low level W/C. The family bathroom also features a built in storage cupboard. an obscure glazed window to the rear and wall tiles to the wet areas.

The large rear garden is made up of lawn and concrete areas. There is an outbuilding to the rear and wooden gate providing access to a rear lane/woodland area. Access is also provided to a detached garage which is fitted with a traditional up and over style door, a W/C, and two additional storage areas. A wooden gate enclosed the rear garden and leads to the side of the property.

GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropro 62024





Directions

SAT NAV USERS SA11 5RW

Tenure

Freehold

Services

All mains services
Council Tax Band B
EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

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English | [Gŵyrthol](#)

Energy performance certificate (EPC)

Energy rating	C	Energy score	69	Energy meter	10 July 2022
Property type	Semi-detached house				
Total floor area	84 square metres				

Property type Semi-detached house

Total floor area 84 square metres

Rules on letting this property

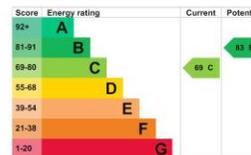
Properties can be let if they have an energy rating from A to E.

You can read [guidance on the obligations and exemptions of the landlord](#) or [guidance on the obligations and exemptions of the tenant](#) on the [Energy Performance Certificate website](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

