



11 Merthyr Road | Glynneath | Neath | SA11 5LR



Offers In Excess Of £100,000

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Property Description

LOUNGE/DINER

18' 4" x 12' 5" (5.60m x 3.80m) Step inside this quirky cottage with an open plan living space and open concept staircase to the first floor. Door to kitchen and rear garden. Wood flooring. Radiator

KITCHEN

10' 9" x 6' 5" (3.28m x 1.98m) Fitted with light wood wall and base units. Integrated oven and hob. Window to the side. Wall mounted combination boiler.

TO THE FIRST FLOOR

BEDROOM ONE

11' 3" x 10' 9" (3.44m x 3.28m) Double bedroom. Beautifully reinstated and repointed feature stone wall. Space for dressing area. Window to front. radiator.

BEDROOM TWO

7' 11" x 7' 3" (2.43m x 2.22m) Comfortable single bedroom or ideal for a home office. Window to rear. Radiator.

BATHROOM

7' 3" x 5' 3" (2.22m x 1.62m) Updated by the present owner and fitted with a bathtub offering potential for a shower, wash basin and WC. Window to rear. Radiator.

TO THE OUTSIDE

The rear garden has been well improved by the current owner a small set of steps takes you up to a low maintenance artificially turfed area with Cotwall stone border.

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the

property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.





Tenure

Freehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements