



hrt

herbert r thomas

hrt.uk.com

3 Heol Y Glyn
Glynneath,
Neath,
Neath Port Talbot,
SA11 5BB

3 Heol Y Glyn

Asking price

£169,950

A well presented three-bedroom semi-detached home in the village of Glynneath.

Off-road parking via private driveway.

Stylish, modern ground-floor family bathroom.

Spacious and well-planned rear garden with patio, decking, and lawn.

Three well-proportioned bedrooms.

Bright open-plan lounge/diner with working log burner.

Convenient access to the A465 and local amenities.





Nestled within the welcoming community of Glynneath, this beautifully maintained three-bedroom semi-detached property combines comfort and convenience. Perfect for first-time buyers, young families, or those wishing to downsize, the home offers generous living space, modern finishes, and a spacious rear garden—all within easy reach of local amenities and excellent transport links. Positioned just off the A465, commuting is effortless while still enjoying the peace of village living. A private driveway to the front provides valuable off-road parking.

Ground Floor

Upon entering through a UPVC front door, you are welcomed into a bright and airy hallway filled with natural light from frosted double-glazed UPVC windows to the front and side. The hallway provides access to the stairs leading to the first floor and includes a radiator.

The ground-floor family bathroom, conveniently located off the hallway, has been fitted with mosaic-style tiled flooring and full-height wall tiling. The room is contemporary, fitted with a stylish three-piece suite including a bath with shower attachment, WC, and a hand basin with integrated storage. Two frosted UPVC windows ensure plenty of daylight while maintaining privacy.

The heart of the home is the open-plan lounge/diner, a versatile living space designed for both relaxation and entertaining. To the front, the living area is enhanced by a charming UPVC double-glazed bay window that floods the space with natural light. The dining area offers warmth and character with a working log burner—ideal for cosy evenings. With two radiators and a seamless flow between both areas, the room feels spacious and inviting .

To the rear lies the kitchen, accessed directly from the lounge/diner. Fitted with matching wall and base units, the kitchen combines functionality with style. An integrated gas hob and oven, stainless-steel sink with drainer, and designated spaces for a washing machine and fridge-freezer making the room ready for everyday living. Currently

arranged as a kitchen/diner, the space feels bright and airy due to two UPVC double-glazed windows overlooking the generous rear garden.

First Floor The landing, fitted with soft carpeting that continues from the stairs, includes a frosted UPVC window to the side, maintaining the home's light and spacious feel.

Bedroom One

is a bright and generous double bedroom positioned at the front of the home. With two UPVC double-glazed windows drawing in abundant natural light, the room feels open and airy—ideal as a main bedroom. A radiator provides warmth throughout.

Bedroom Two, situated at the rear, is another spacious double room with views across the garden. A UPVC double-glazed window and radiator ensure comfort and practicality.

Bedroom Three is a well-sized single room, currently used as a nursery but perfectly suited to a home office, study, or guest bedroom. A rear-facing UPVC window brings in natural light, with a radiator.

External

The rear garden is generous, enclosed, and versatile. Directly outside the kitchen is a patio area ideal for outdoor dining or relaxing. Beyond this, a raised decking area provides an additional spot for seating or entertaining. The remainder of the garden includes a lawned area and chippings toward the bottom. The garden is fully secured with boundary walls and enhanced by a side gate for direct access to the front, the garden offers both privacy and practicality.





Directions

For Satnav users SA11 5BB

Tenure

Freehold

Services

Council Tax Band C

EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

Energy performance certificate (EPC)

| | | |
|--|---------------------------|--|
| 3 HEOL Y DOLYN OLYNEATH SA11 5BB | Energy rating C | Valid until 2 October 2030 |
| | | Certificate number: 9973-1915-5268-1360-0398 |

Property type: Semi-detached house
Total floor area: 87 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 for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 this 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

hrt
herbert r thomas

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

hrt Est. 1926



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.



**AWAITING
FLOORPLAN**

