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26 Cymmer Road
Glyncorrwg
SA13 3AB

26 Cymmer Road

Asking price **£70,000**

Nestled within the quiet village of Glyncorrwg, surrounded by beautiful countryside is this well proportioned two/three bedrooms semi detached family home.

Vacant possession

For sale with no ongoing chain

An ideal investment purchase

In need of some repair

UPVC double glazed windows throughout

Modern fitted gas combination boiler

Large bedroom to front that has currently been subdivided to create two bedrooms

Modern fitted kitchen and bathroom

Good sized rear garden



An ideal opportunity to purchase this well proportioned two/three bedroom semi detached family home, situated in the peaceful village of Glyncorrwg, surrounded by beautiful countryside and less than a twenty minute drive to Jct 40 of the M4.

The property offers full UPVC double glazing throughout and a modern fitted gas combination boiler.

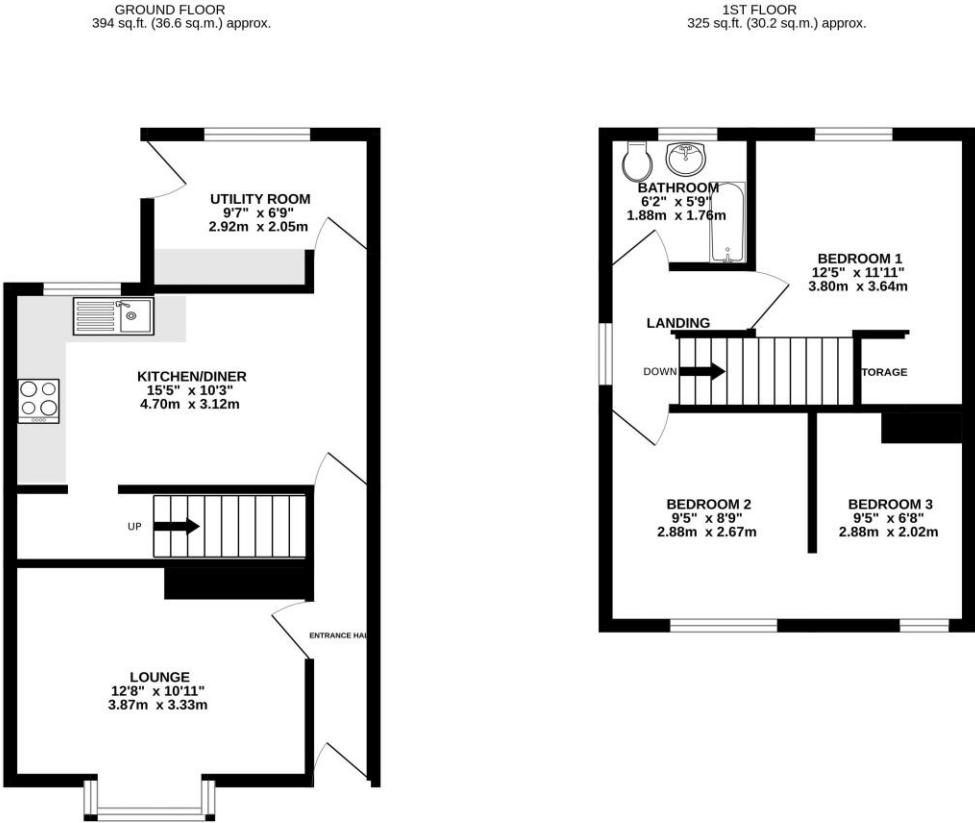
The property is in need of some remedial work/repair but does provide the following accommodation; a good sized front reception room with a bay window to front, a large kitchen/breakfast room with a contemporary fitted kitchen and access to a large understairs and an extension utility area.

To the first floor the landing divides front to back. The front bedroom has been subdivided by a stud wall to create two rooms from one original large bedroom.

To the rear is another good sized double bedroom with walk in dressing area and the family bathroom.

The bathroom has been fitted with a contemporary white three piece suite and features a modern vertical radiator and half height tiling.

Outside there is a low maintenance courtyard paved front garden accessed via steps to one side of the property. To the rear there is a sloped tiered garden backing onto open mountainside.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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.

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Directions

SAT NAV USERS SA13 3AB

Tenure

Freehold

Services

All Mains Services
Council Tax Band A
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)

33 Alfred Street Neath, SA11 1EH SA11 3AB	Energy rating D	Valid until 20 May 2033
	Certificate number	1111-1234-5678-1234-5678

Property type	Semi-detached house
Total floor area	85 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/energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/energy-efficiency-standards-landlord-guidance>).

Energy rating and score

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

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

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.