



4, Brynhyfryd, Glynneath
Neath, Neath Port Talbot SA11 5BA

Offers Over £60,000

*****CASH BUYERS ONLY*****

- * Abbey Residential Agents are delivering results.
- * Bespoke Virtual Tour.
- * Tailored Packages for all clients.
- * Locally Owned Family Business.
- * Covid-19 Safe Estate Agency Practices in Place.

Abbey Residential Agents are proud to offer for sale by private treaty this three bedroom semi detached home in the prime position within the village of Glynneath. This home requires complete refurbishment throughout. Vacant Possession with no onward chain. We strongly recommend virtual viewing via the virtual tour tab on our website in the comfort and safety of your own home. To arrange an internal inspection, we require proof of funds to be shown to our team due to the demand for this home. Please note there are a number of issues with this home and this is reflected in the guide price. There is current planning permission for a single storey rear extension and raised car parking area to the front of the dwelling. Reference Number: P2019/5630.

Entrance

Via pvc door into the reception room.

Reception

21' 9" x 19' 3" (6.62m x 5.86m)

Double glazed window to the front aspect. Two double glazed windows to the rear aspect. Half frosted pvc door to the side aspect.

First Floor Landing

Bedroom One

11' 5" x 11' 5" (3.48m x 3.48m)

Double glazed window to the front aspect.

Bedroom Two

12' 3" x 11' 3" (3.73m x 3.43m)

Double glazed window to the rear aspect.

Bedroom Three

7' 0" x 7' 2" (2.13m x 2.18m)

Double glazed window to the front.

Garden

Externally there are front and rear gardens.

Council Tax - A

Tenure - Freehold

Viewing by appointment with the selling agents.

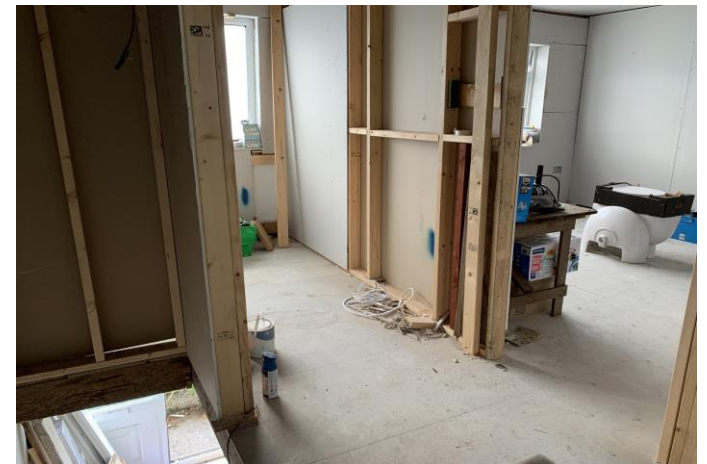
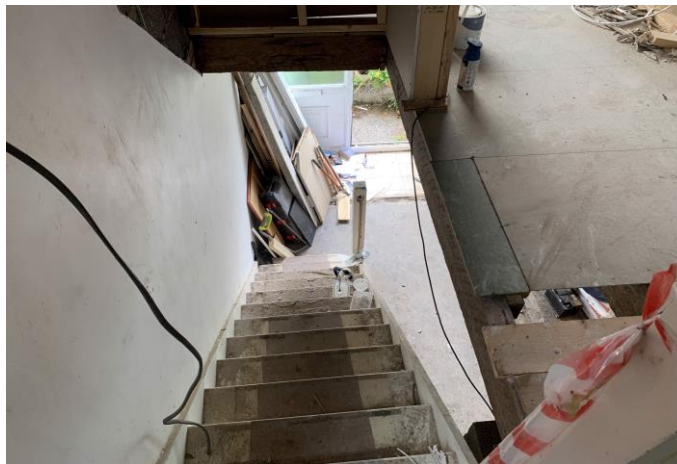
Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via our virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the process. Please respect the procedures in place at this time.

Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty



in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	13	
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



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