



## 17 Glannant Way, Neath, SA11 3YA

**Offers In Excess Of £189,950**

Situated in a popular residential location, this three bedroom semi-detached property offers well-proportioned accommodation throughout and would make an ideal purchase for first time buyers, young families or investors. The accommodation briefly comprises an entrance hall, spacious lounge/diner, and a fitted kitchen with a range of wall and base units. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from off-road parking to the front leading to a garage, providing excellent parking and storage. To the rear there is a private enclosed garden, ideal for relaxing and entertaining.

The property is conveniently located close to local shops, schools and amenities, with good transport links nearby.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

## Main Dwelling



Enter via PVC door into:

**Hallway 6'1" x 13'4" (1.858 x 4.084)**



With dimplex quantum storage heaters, stairs to first floor and understairs storage.

**Hallway**

## Lounge/Diner 24'3" x 10'4" (7.406 x 3.164)



Through lounge diner with large window to front and back, two dimplex storage heaters and door into kitchen.

## Lounge/Diner



### Lounge/Diner



### Lounge/Diner



### Kitchen 10'1" x 7'4" (3.081 x 2.256)



Fitted with base and wall units in cream with coordinating work surfaces include, part tiled walls, stainless steel sink and drainer with mixer taps, window to side, part tiled walls, electric hob and oven, space for fridge/freezer, dimplex storage heater and door to rear garden.

### Kitchen



**Landing 7'10" x 6'9" (2.403 x 2.058)**



With attic hatch and window to side.

**Bedroom one 9'3" x 13'1" (2.844 x 3.988)**



Double bedroom with a range of freestanding wardrobes, window to front and dimplex quantum storage heaters.

**Bedroom one**



**Bedroom two 10'9" x 9'10" (3.287 x 3.019)**



Double bedroom with a range of freestanding wardrobes, window to rear and dimplex quantum storage heaters.

### Bedroom two



### Bedroom three



### Bedroom three 6'3" x 9'10" (1.906 x 3.017)



With window to front and dimplex storage heater.

### Bathroom 9'10" x 6'4" (3.017 x 1.937)



Fitted with three piece suite to include panelled bath with shower over, fully tiled walls, cushioned flooring, low level wc, pedestal wash hand basin, heated towel rail and window to rear.

## Outside



Rear garden offering laid to lawn and patio area with garage.

## Outside



## Outside



### AGENTS NOTE

Mobile coverage:

EE  
Vodafone  
Three  
O2

Satellite / Fibre TV Availability:

BT  
Sky  
Virgin

### AGENTS NOTE

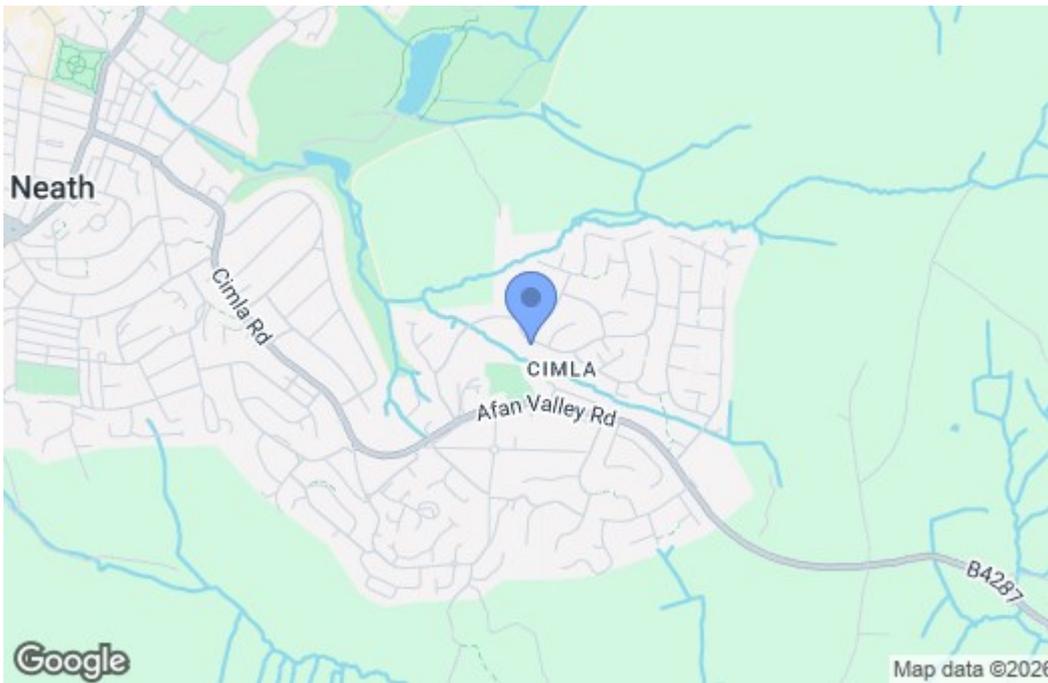
Council Tax Band: C  
Annual Price: £2,170

Conservation Area: No

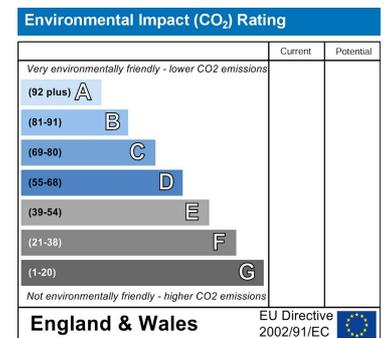
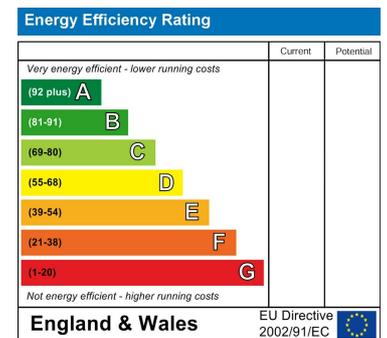
Flood Risk  
River : Very low  
Seas : Very low

## Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.