9 Mathews Street, Glyncorrwg, SA13 3BD

£105,000

Could this be your first or next step on the property ladder? This well presented three double bedroom terraced property offers spacious accommodation in a rural village set in the spectacular Afan Valley. If you're a fan of outdoor pursuits, this could be your ideal location as the area has mile upon mile of cycle tracks and footpaths, fishing ponds and only a two mile drive from the proposed Wildfox Adventure Resort (currently under construction).

With local amenities, primary school and public transport nearby, this is an ideal family home.

The accommodation briefly comprises a hallway, reception room, dining room, kitchen, inner hallway and bathroom top the ground floor. Landing and three double bedrooms to the first floor. The property further benefits from uPVC double glazing throughout, gas central heating via combination boiler, (with current gas safety certificate), EICR certificate, wired smoke alarm, heat and carbon monoxide alarms, positive input ventilation system, and an enclosed rear garden and block shed with power and water supply.

Previously used as a holiday let and the vendors are open to negotiate on the inclusion of white goods and furniture at the property.

NO ONWARD CHAIN

VIEWING RECOMMENDED

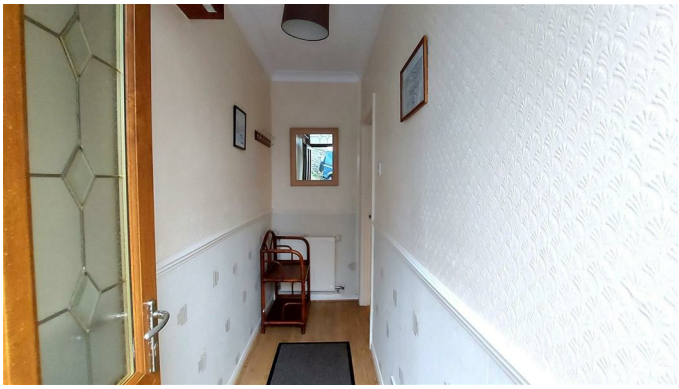
Tenure = Freehold (TBC by legal representative)

EPC = D

Council Tax band = A

Ground Floor

Hallway



Entry via a uPVC double glazed door. Textured and coved ceiling, papered walls, wood effect laminate flooring, radiator and door to:

Reception Room 21'7" x 14'9" (6.6 x 4.5)

Textured and coved ceiling, papered walls, wood effect laminate flooring, coal effect electric fire set on a tiled hearth with wooden mantle, two radiators, uPVC double glazed windows to front and rear, carpeted stairs to first floor and door to:

Dining Room 11'1" x 9'6" (3.4 x 2.9)

Textured and coved ceiling, papered walls, wood effect laminate flooring, radiator, uPVC double glazed window to side, under stairs storage and door to:

Kitchen 9'6" x 8'6" (2.9 x 2.6)

Textured and coved ceiling, pvc panelled walls, wood effect tiled flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer, space for dishwasher, cooker and fridge freezer, wall mounted gas combination boiler, uPVC double glazed window to side and door to:

Inner Hallway

Textured ceiling, wood panelled walls, tiled flooring, space for washing machine, uPVC double glazed door to side and door to:

Bathroom 8'6" x 6'2" (2.6 x 1.9)

Pvc panelled ceiling and walls, tiled flooring, uPVC double glazed window with obscured glass to rear, chrome towel rail radiator and a three piece suite comprising a panel bath with shower over a privacy screen, low level W.C and pedestal wash hand basin.

First Floor

Landing

Textured and coved ceiling, papered walls, fitted carpet, radiator and three doors off.

Bedroom One 14'9" x 9'10" (4.5 x 3.0)

Textured and coved ceiling, papered walls, fitted carpet, radiator, two uPVC double glazed windows to front and fitted wardrobes.

Bedroom Two 11'5" x 8'10" (3.5 x 2.7)

Textured and coved ceiling, papered walls, fitted carpet, radiator and uPVC double glazed window to rear.

Bedroom Three 11'5" x 9'6" (3.5 x 2.9)

Textured and coved ceiling with loft access, papered walls, wood effect laminate flooring, radiator and uPVC double glazed window to side.

Outside

Rear Garden

Area laid to concrete and steps leading to a further area laid to patio, block shed, bordered with block walls and wooden gate offering rear lane access.

Disclaimer

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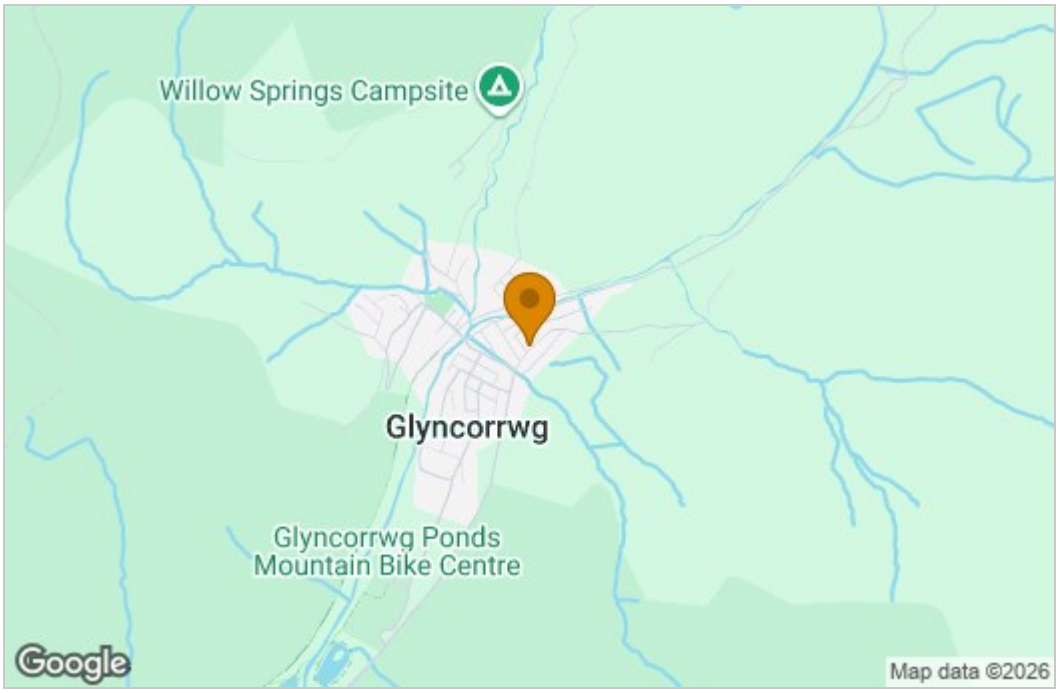
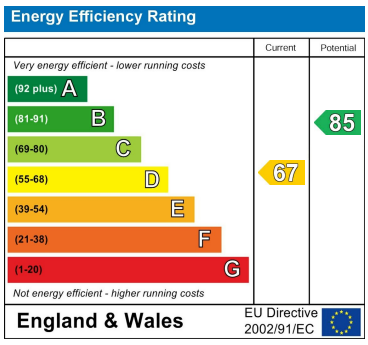
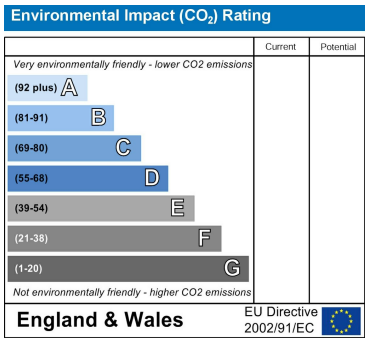
Floor Plan

Area Map



Energy Efficiency Graph





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