Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Godfrey Avenue
Glynneath
Neath
Neath Port Talbot

£170,000











- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- OPEN PLAN LOUNGE / DINER / KITCHEN
- CONSERVATORY
- UTILITY & DOWNSTAIRS CLOAKROOM
- FIRST FLOOR BATHROOM
- OFF ROAD PARKING TO THE FRONT
- ENCLOSED WELL MAINTAINED REAR GARDEN

Ref: PRE12780

0

Viewing Instructions: Strictly By Appointment Only

General Description

Nestled in the heart of Glynneath, Neath, this well presented semi-detached property offers a fantastic opportunity for families and first-time buyers alike. Lovingly maintained as a family home for many years, it enjoys a warm and welcoming atmosphere throughout. Call us today to schedule your viewing appointment.

Accommodation

Entrance Hall (8' 11" x 6' 0") or (2.72m x 1.83m)

Entrance to hallway via PVC door & frosted windows to the front. Enclosed wall mounted electric meter, under stairs storage cupboard, wall mounted electric meter, radiator.

Open Plan Lounge / Diner / Kitchen

Lounge (11' 02" x 8' 11") or (3.40m x 2.72m)

Bay window to the front, radiator. Open aspect to.

Dining Area (13' 11" x 11' 09") or (4.24m x 3.58m)

Disabled lift access to the first floor. Open aspect to kitchen.

Kitchen (11' 0" x 5' 10") or (3.35m x 1.78m)

Window to the rear. Fitted with a range of wall and base units incorporating a sink with worktops over. Electric hob with extractor hood above and built-in oven. Space for a fridge/freezer, storage cupboard, and non-slip flooring.

Utility Room (6' 09" x 4' 11") or (2.06m x 1.50m)

Window to the rear, Plumbing for a washing machine, space for a tumble dryer, with work top over. Non slip flooring, radiator.

Cloakroom (7' 03" x 4' 11") or (2.21m x 1.50m)

Frosted window to the side, low-level WC, wall mounted hand basin & storage cupboard, radiator.

First Floor Landing (8' 01" x 7' 02") or (2.46m x 2.18m)

Frosted window to the side, attic entrance. Doors leading to.

Bedroom 1 (12' 03" x 11' 05") or (3.73m x 3.48m)

Window to the rear, storage cupboard housing gas central heating boiler, radiator.

Bedroom 2 (11' 07" x 10' 03") or (3.53m x 3.12m)

Bay window to the front, radiator.

Bedroom 3 (8' 07" x 6' 05") or (2.62m x 1.96m)

Window to the front, built in wardrobe, laminated flooring, radiator.

Shower Room & WC (8' 01" x 8' 0") or (2.46m x 2.44m)

Frosted window to the rear, walk in shower area, vanity hand basin, low-level WC. Non slip flooring.

External

Low maintenance frontage with paved area, loose stone & disabled rail access. Off road parking to the front with side gated access to the rear garden. Enclosed rear garden benefiting from artificial grass leading to decked seating area, with outbuildings, greenhouse, loose stone borders with mature shrubs.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B













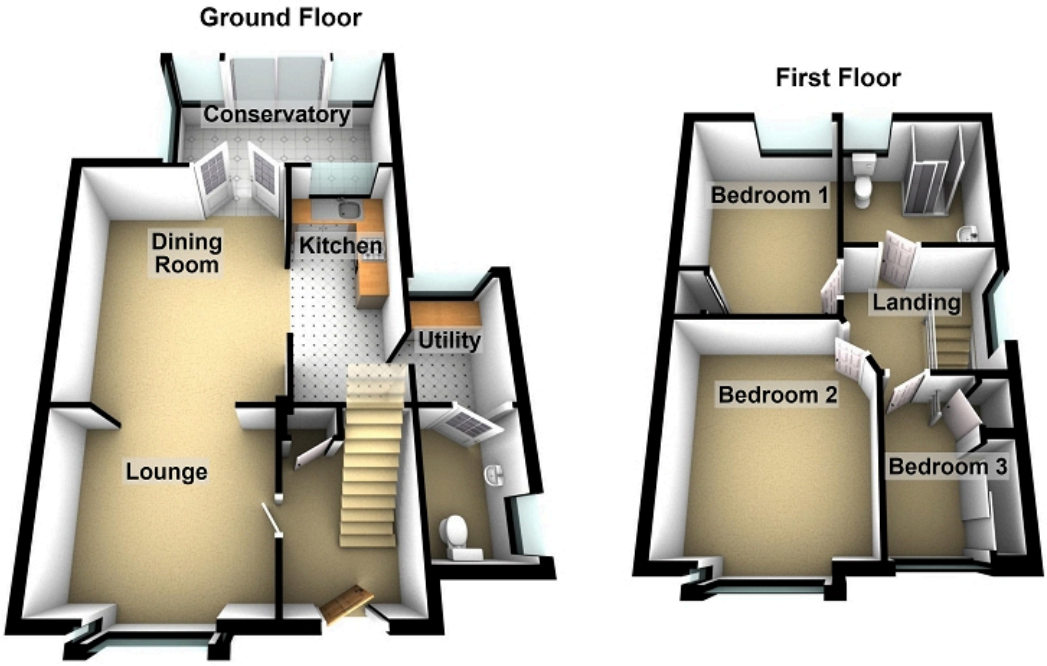












Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary

planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.