

20 Wren Avenue, Neath, Glamorgan, SA11 3SH

Offers In The Region Of £174,950

Situated on an established residential development of Cimla, close to local Super school/primary and a short distance from all amenities and facilities at Neath Town Centre. Split level semi-detached home which is spacious throughout and offers some outstanding views from the rear. Accommodation consists of; hallway, 3/4 bedrooms and family bathroom to the first floor with fitted kitchen, lounge/dining room, WC to the ground floor. Good size rear garden with off road parking to the front.

Main dwelling

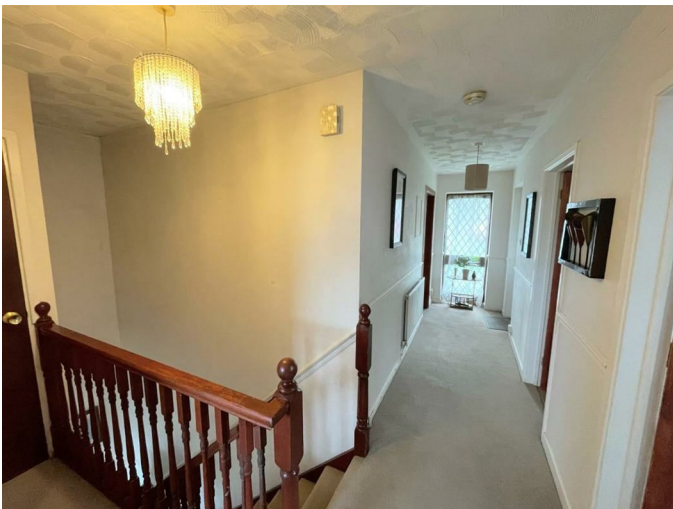
Split level spacious accommodation throughout.

Main entrance door



Upvc entrance door leading through to the main landing area.

Entrance hallway



Main hall with window over looking front garden and radiator.

Another view

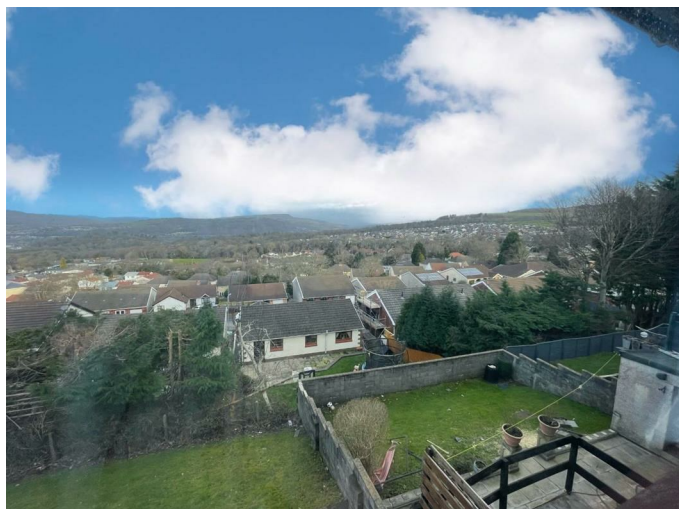


Main bedroom 11'3" x 10'3" (3.440 x 3.143)



Double room with beautiful views over the valleys, exposed floorboards and radiator.

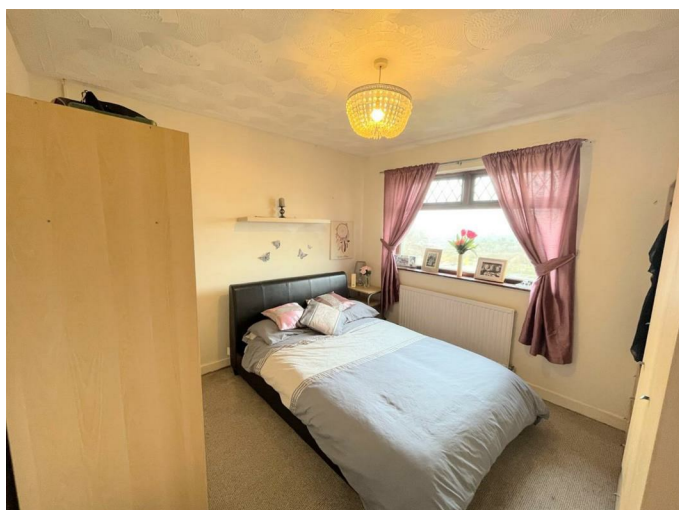
View from bedroom one



View from bedroom two



Bedroom two 10'2" x 11'0" (3.119 x 3.360)



Double room with open views to rear and radiator.

Bedroom three 7'10" x 7'9" (2.399 x 2.374)



With window to front and radiator.

Second sitting room/bedroom four 18'4" x 8'11" (5.600 x 2.740)



This is a great room that is currently used as a second sitting room but perfect for the fourth bedroom, with window to front and radiator.

Another view of second sitting /bedroom 4



Bathroom 7'9" x 7'10" (2.384 x 2.399)



White fitted suite to include; a panel bath with shower over, pedestal wash hand basin, low-level WC, part tiled to walls, window to side, tiled to floor and radiator.

Ground floor

Stairs leading down to the main living area.

Main living room 17'8" x 12'10" (5.400 x 3.718)



Attractive lounge/dining room with patio doors leading on to the patio area, laminate flooring, wooden feature fire surround incorporating electric fire, room for dining table and access door into hall.

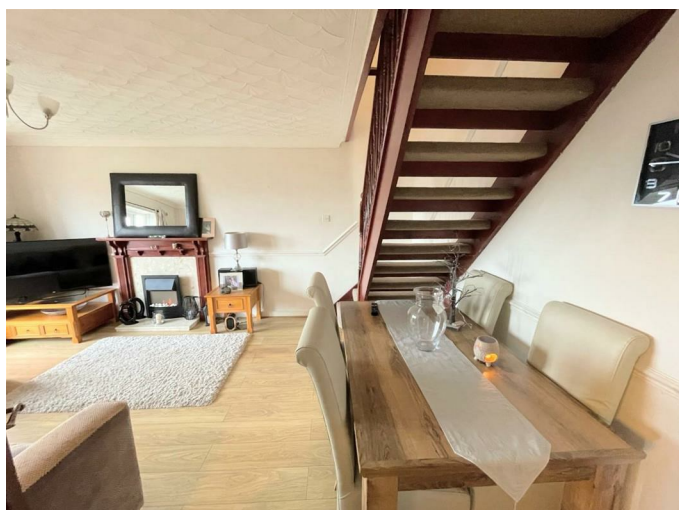
Another view



Inner hallway 9'0" x 3'1" (2.759 x 0.955)

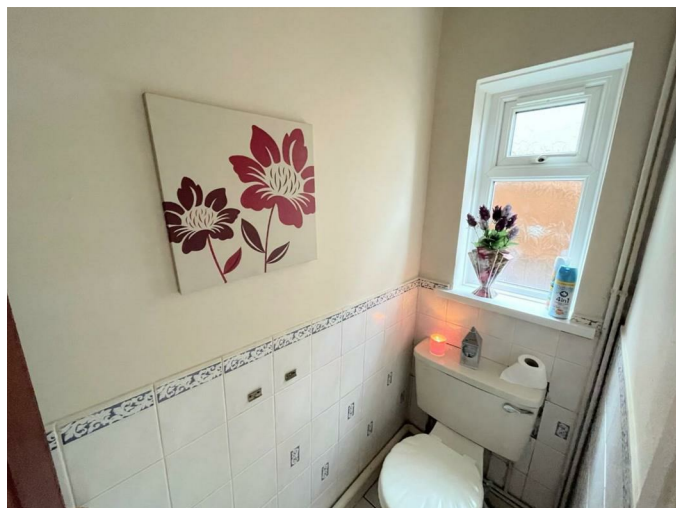


Dining area



Upvc rear access door and radiator.

Cloakroom



Half tiled to walls, low level WC, pedestal wash hand basin

Kitchen 10'2" x 265'8" x 9'1" (3.1`81 x 2.772)



Fitted with ample base and wall units in light Ash colour fronted door to include; housed double oven and grill, gas hob with extractor above, sink drainer with mixer taps, part tiled above work surfaces, space for washing machine and room for fridge freezer.

Another view of Kitchen



Rear patio



Large patio area with small steps leading to a second patio which is also accessed via the patio doors from the lounge.

Rear garden



The garden to the rear offers some beautiful views across the heads of the valleys and the Swansea valley with Lawn area and part enclosed with mature trees.

Rear garden



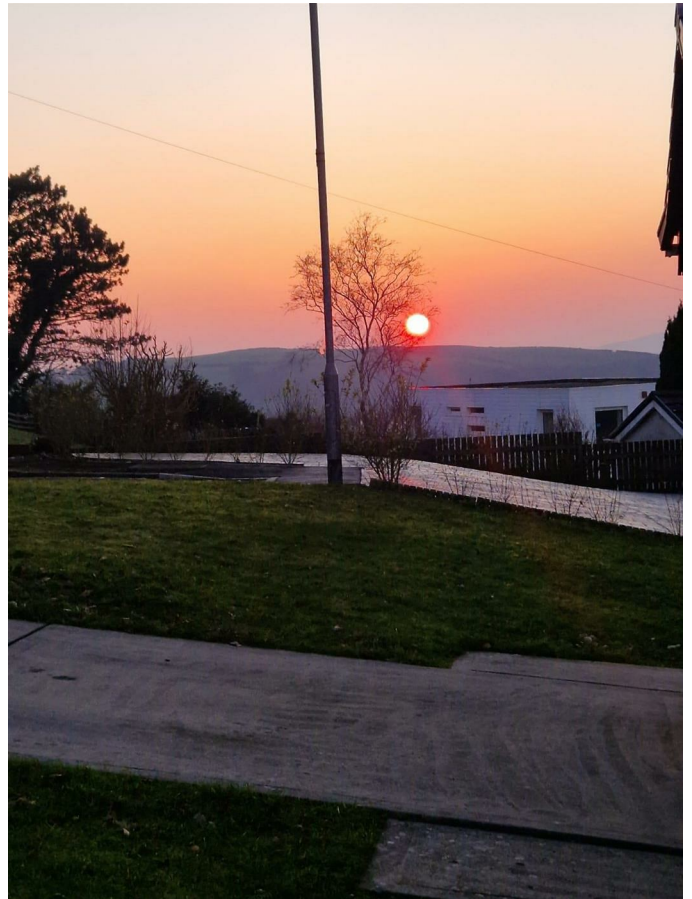
View from bottom of garden



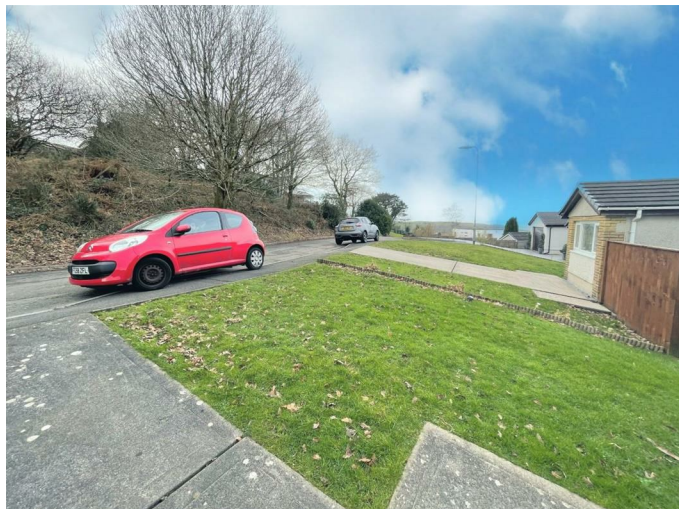
Rear garden



Sun setting from front garden



Front garden



Off road parking to front with side access via steps that leads down to rear garden.

AGENTS NOTES

Council Tax

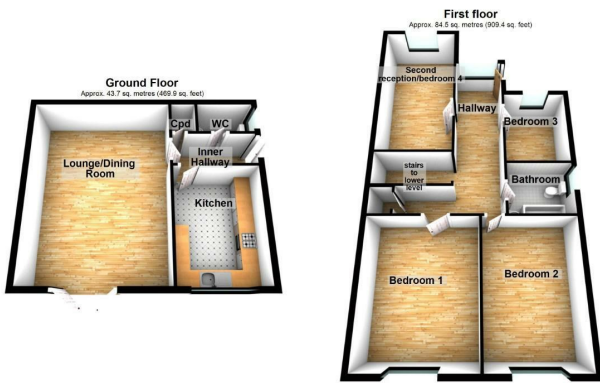
Band:

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Annual Price:

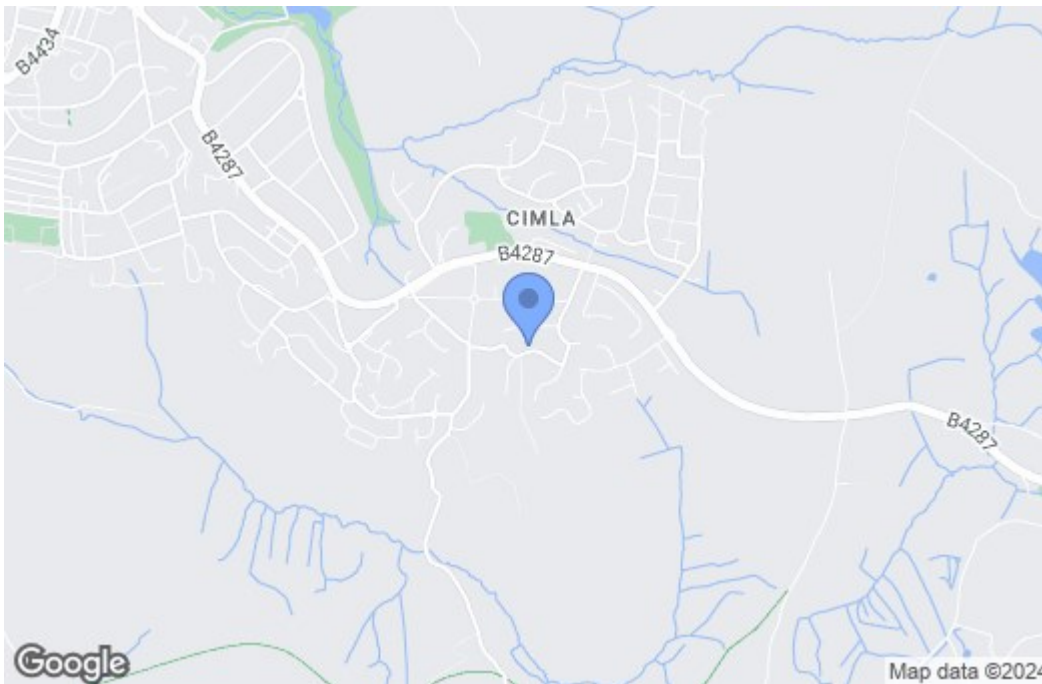
£1,788 (avg)

Floor Plan

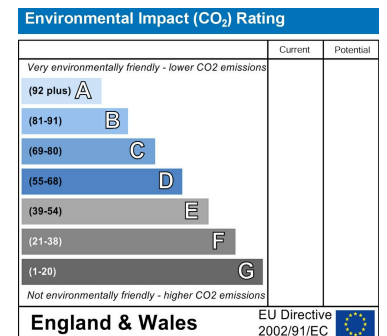
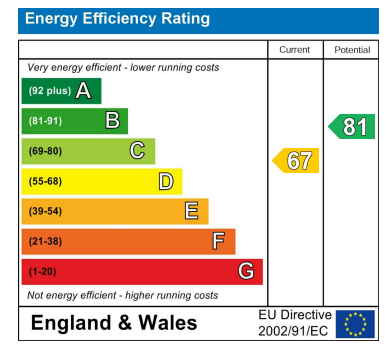


Total area: approx. 128.1 sq. metres (1379.3 sq. feet)

Area Map



Energy Efficiency Graph



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