



## Glendale Cook Rees Avenue, Neath, SA11 1JU

**Offers In Excess Of £269,950**

A somewhat rare opportunity for a property such as this to come onto the market, so we are pleased to offer for sale a detached family home, set in a generous proportioned corner plot within walking distance of all amenities and facilities at Neath town centre, the popular Gnoll Country Park and M4 corridor. The well maintained property benefits from some far reaching views from the front over Neath, very attractive gardens and accommodation over 2 floors to include entrance porch, hallway, living room, dining room, kitchen office/3rd reception room and utility/cloakroom to the ground floor and 3 double bedrooms and shower room to the first floor. Outside, there are well tended gardens to front, side and rear, detached single garage with shared parking area, man-cave/studio/hobbies room and further covered parking area to rear.

## Main dwelling



Double glazed french entrance doors into:

Porch 6'10" x 3'2" (2.088 x 0.974)



Tiled floor, glazed door into:

Hallway 11'3" x 11'4" (3.448m x 3.478m)



With tiled floor, dado rail, understairs stores cupboard, stairs to first floor.

Lounge 11'0" x 10'2" (3.367m x 3.114)



With feature fireplace with fitted electric fire (not tested), coved ceiling, two double glazed windows to front, radiator.



**Dining room 9'11" x 14'0" (3.027 x 4.286)**



With covered ceiling, radiator, double glazed window to front, fitted shelving.



**Study/Bedroom 4 10'8" x 8'1" (3.260 x 2.476)**



With built-in shelving and desk, covered ceiling, tiled floor, radiator, double glazed window to side and french doors to:

**Shower/w.c./utility 7'4" x 7'6" (2.244 x 2.300)**



With fitted shower cubicle, w.c., wash hand basin, fitted base cupboard, space for washing machine, tiled floor, double glazed window and door to rear garden, heated towel rail.

**Kitchen 15'0" x 8'4" (4.594 x 2.565)**



Fitted base and wall units in black high-gloss with high-gloss woodgrain co-ordinating work surfaces, black composite sink with Franke tap, fitted breakfast bar, built-in electric oven, separate 5 burner gas hob with extractor canopy over, space for dishwasher and fridge/freezer, wall mounted gas central heating boiler, double glazed window and door to rear garden.





## FIRST FLOOR

### Half landing



With double glazed window to rear, dado rail.

### Main Landing area 14'4" x 4'4" (4.381m x 1.335m)



With double glazed window to front, built-in cupboard.

### Bedroom one 11'5" x 10'8" (3.48m x 3.25m)



With built-in wardrobes and shelving, two double glazed windows to front, radiator.



**Bedroom two 12'5" x 9'11" (3.794 x 3.026)**



**Bedroom three 9'7" x 8'2" (2.924 x 2.501)**



With double glazed window to side, radiator, coved ceiling.



With double glazed window to rear, radiator, coved ceiling.

### Bathroom 6'8" x 6'9" (2.051 x 2.070)



3 piece suite in white comprising double shower cubicle, w.c. in sealed modern unit, sink on double vanity unit, floating shelf, cushion flooring, attractive ceiling with spotlights, heated towel rail, double glazed window to rear.



### Front patio



### Rear garden



Well-maintained front and rear gardens to front, side and rear which offer a peaceful and aesthetically pleasing environment, with mature fruit trees, bushes and flower beds add to the property's charm making the outdoor space feel vibrant and alive. There is covered off-road parking to the rear of the garden, a pond and three patio areas and a greenhouse area. There is a detached garage with electric roller shutter door, tiled roof and parking to front. There are open views to the front and from bedroom one and two which enhance the overall ambience and make the property even more attractive.



Summerhouse/man-cave/studio/hobbies room



Front garden

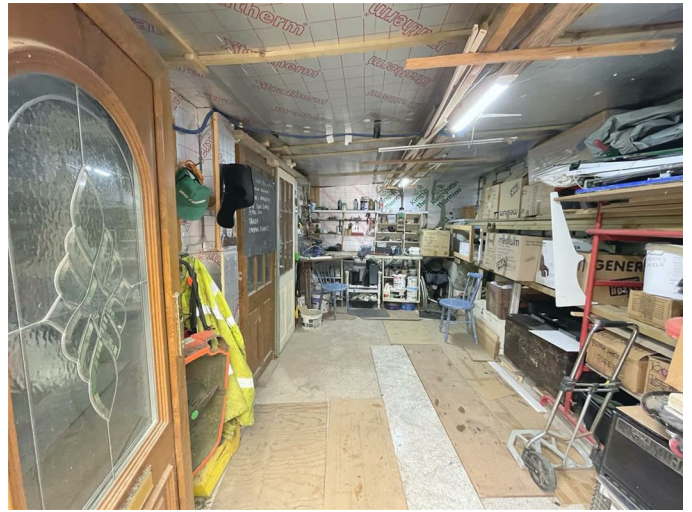




Rear garden



Storage room



Rear garden



Side garden



Rear garden



Ariel view



### Garage



### AGENTS NOTE

Council Tax Band C with an annual payment of £1788

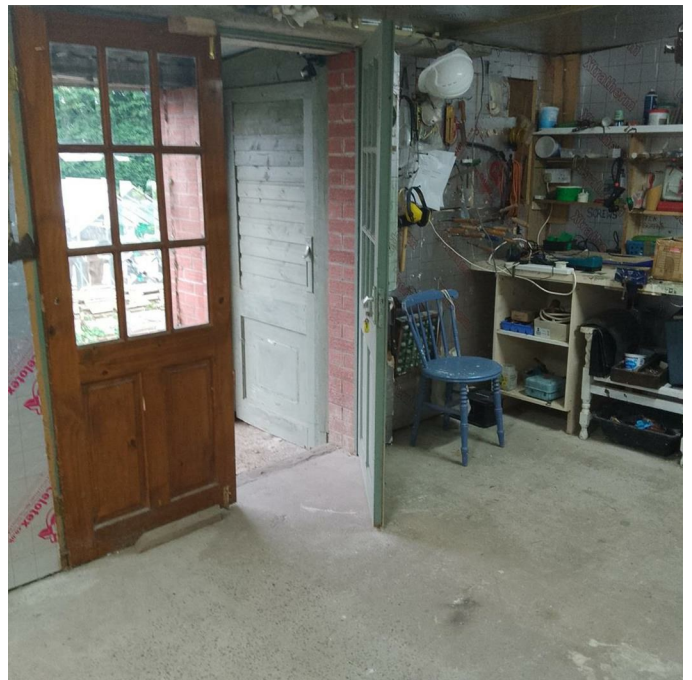
### Summer house/workshop



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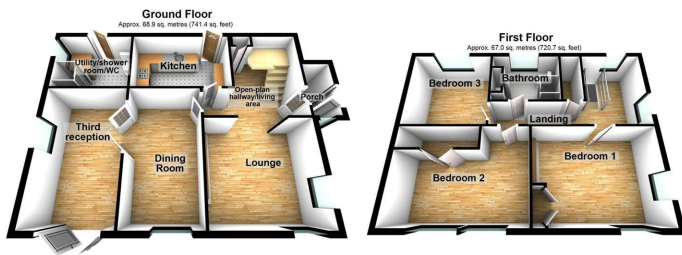
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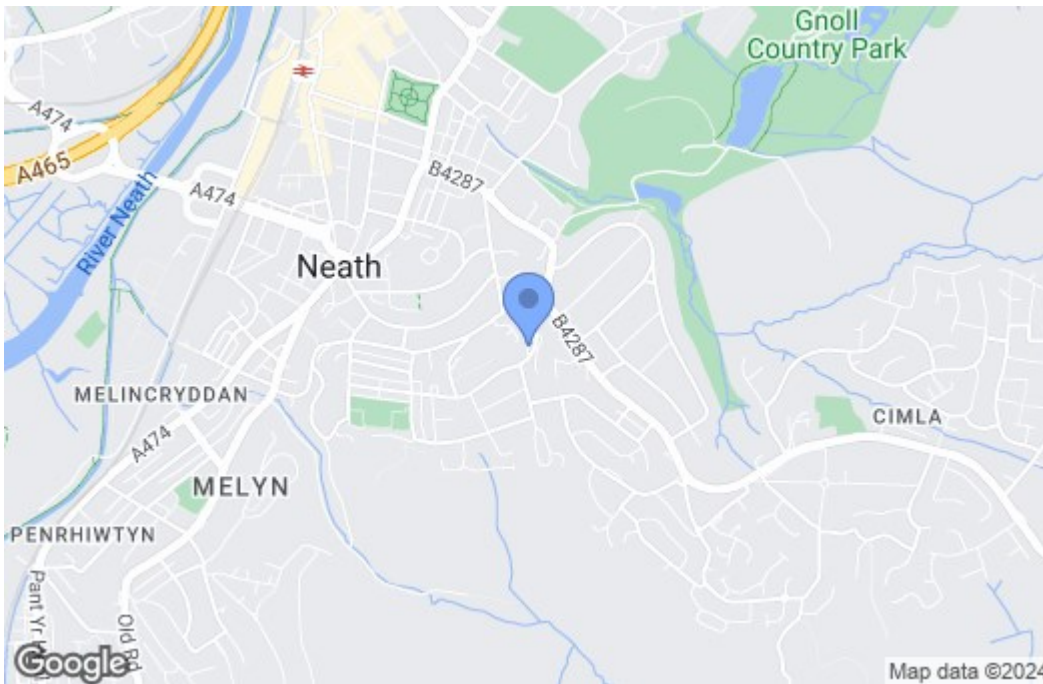


## Floor Plan

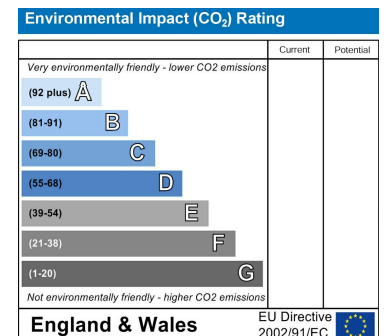
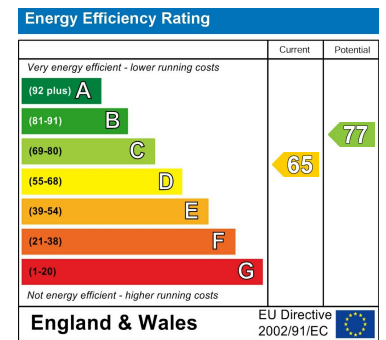


Total area: approx. 135.8 sq. metres (1462.1 sq. feet)

## Area Map



## Energy Efficiency Graph



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