



39 Park Avenue, Glynneath, Neath, Glamorgan, SA11 5DR

£219,950

Offered for sale a traditional three bedroom family home that has been extended to the ground floor offering great family accommodation, situated in the village of Glynneath, close to local amenities, local schools and easy access for the A465, with accommodation over 2 floors to include entrance hallway, living room, lounge, kitchen/dining room, bathroom/utility to the ground floor and 3 bedrooms and shower room to the first floor. There is off road parking for 2 vehicles to front and enclosed good size level garden to rear.

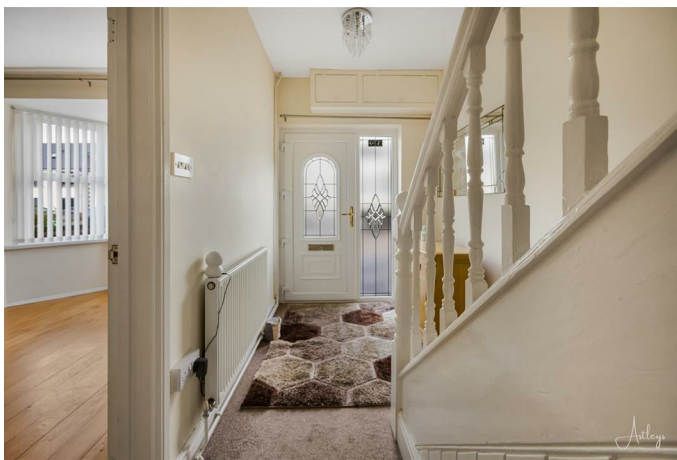
Main dwelling

Traditional bay fronted family home set in a semi-rural village location.

Hallway 13'09 x 592 (4.19m x 180.44m)



Upvc entrance door and window to side leading through to the hallway, stairs to first floor, understair cupboard and radiator.



Living room 12'06 x 12'64 (3.81m x 3.66m)



With bay window to front, laminate flooring, two recesses and radiator.



Lounge 13'09 x 12'04 (4.19m x 3.76m)



Cosy lounge with double Oak glass panel doors leading to the kitchen/dining room, two recesses, coved ceiling and radiator.



Kitchen/dining room 17'7 x 9'74 narrowing to kitchen 5'67 (5.36m x 2.74m narrowing to kitchen 1.52m)



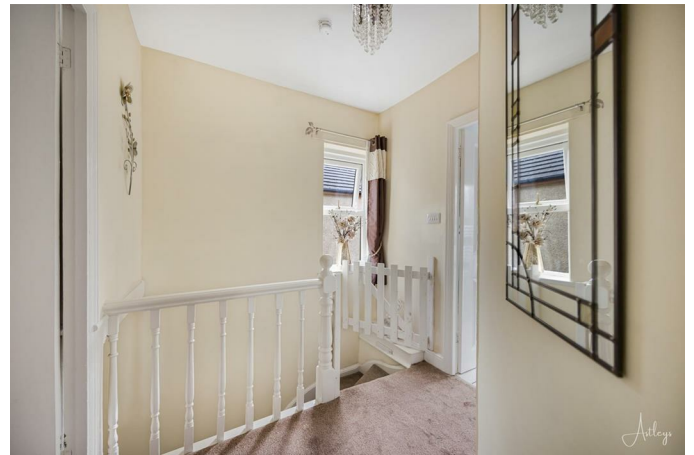
Great size kitchen dining room with a range of fitted units in light ash colour fronted doors to include; electric hob with extractor hood above, housed double oven and grill, room for tall washing machine, sink drainer with mixer taps, beige colour worksurfaces, tiled flooring to the whole area, attic storage, patio doors leading to the rear garden and radiator.





panel bath, low level WC, pedestal wash hand basin, half tiled to walls with a feature border, tiled flooring, double doors housing the washing machine and tumble dryer, tiled flooring window to side and radiator.

First floor landing 8'34 x 7'02 (2.44m x 2.18m)



With window to side.

Bedroom one 12'60 x 8'74 (3.66m x 2.44m)



Double room with a range of sliding floor to ceiling wardrobes with mirror inset, window to front, and radiator.

Bathroom 11'38 x 5'93 (3.35m x 1.52m)



Excellent size bathroom with utility area to include;

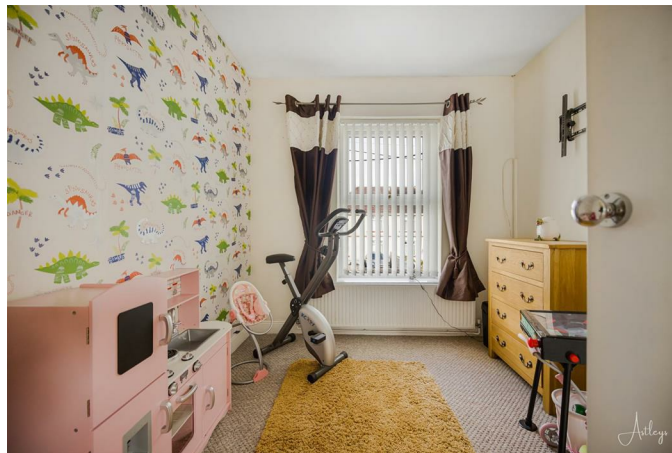
Bedroom two 11'11 x 9'88 (3.63m x 2.74m)



Double room with window to rear and radiator.



Bedroom three 8'33 x 8'30 (2.44m x 2.44m)



Double room with window to front, built-in-cupboard and radiator.



Shower room/WC



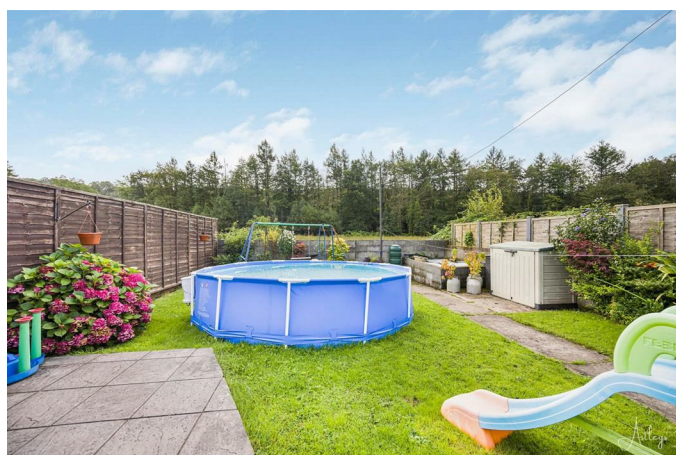
Fitted suite to include; shower cubicle, wash hand basin, low level WC, tiled to walls and floor, wall mounted towel rail, spotlights to ceiling and radiator.



Rear garden



Off-road parking to front block pavier driveway. Side access to enclosed level garden to rear which is laid to patio and lawn. Outside water tap.



Drone



Services

Conservation Area

No

Flood Risk

No Risk

Floor Area

Plot size

0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

20 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

BT

Sky

Council

Band:

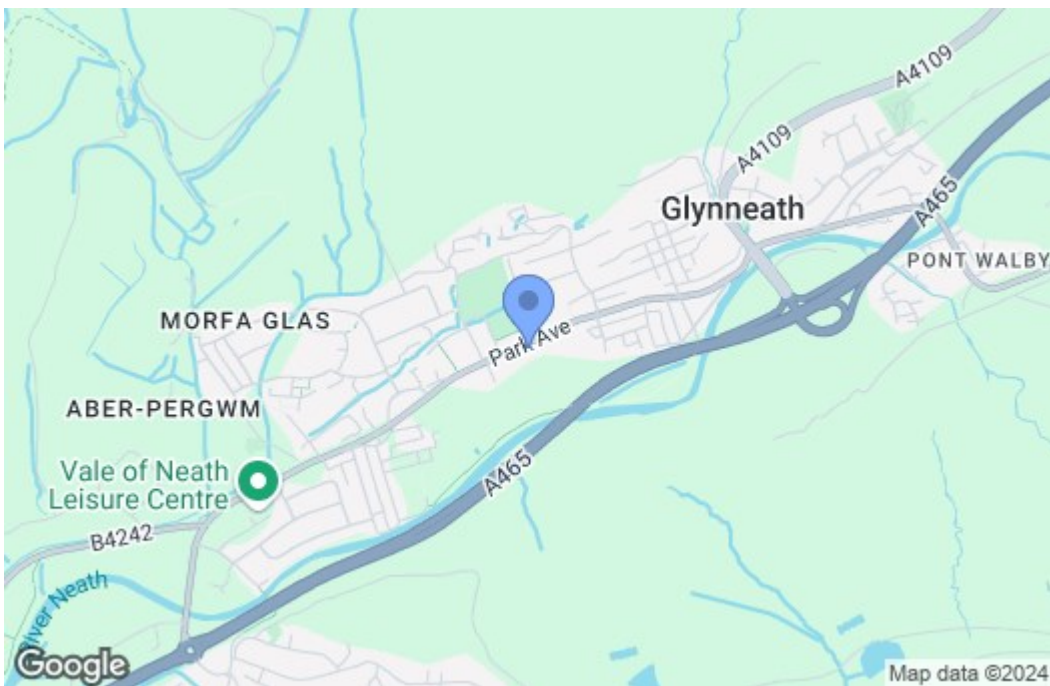
C

Annual Price:

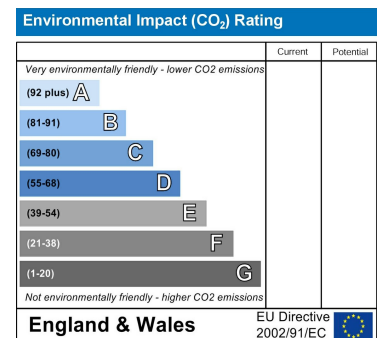
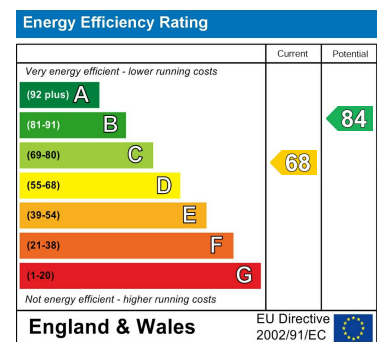
£2,028 (min)

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.