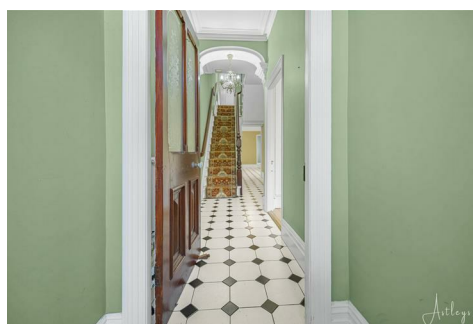




9 Gnoll Avenue, Neath, SA11 3AB

Offers In The Region Of £283,000

This charming, vacant, Victorian, terraced, town house presents an excellent opportunity for those seeking a spacious family home, just a short stroll from the town centre, local schools, and the picturesque Gnoll Country Park this delightful residence offers well-proportioned accommodation spread over three floors, upon entering, you are greeted by three inviting reception rooms, the fitted kitchen is functional and well-equipped, while a convenient shower room is located on the ground floor, adding to the practicality of the home, the first floor features three generously sized bedrooms, providing ample space for family living or guests, a family bathroom completes this level, outside has a charming front forecourt garden that enhances its curb appeal the enclosed rear garden is a private oasis, featuring a shed, a wooden arbour, and a garage.

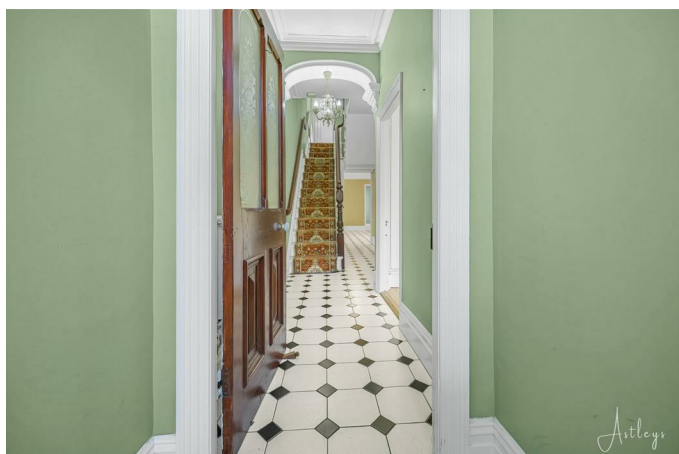
Main dwelling



Outer hall 4 x 5 (1.22m x 1.52m)

UPVC front door into entrance hall with coving and tiled floor.

Inner hallway 24 x 5'9 (7.32m x 1.75m)



Original ceiling features, understairs storage cupboard, coving and radiator.

Front lounge 15'5 x 12'5 (into bay) (4.70m x 3.78m (into bay))



Wooden floorboards, bay window, feature fireplace, built in cupboards, ceiling rose, coving and radiator.



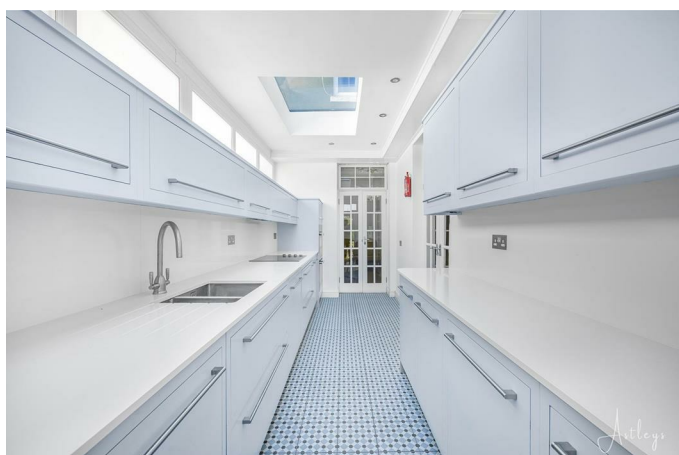
Second lounge/reception 11'6 x 10'4 (3.51m x 3.15m)



Wooden floors, feature fireplace, ceiling rose, built in cupboards, coving and double doors into kitchen.



Kitchen 17'6 x 6'5 (5.33m x 1.96m)



Dining area/third reception area 15'7 x 9'9 (4.75m x 2.97m)

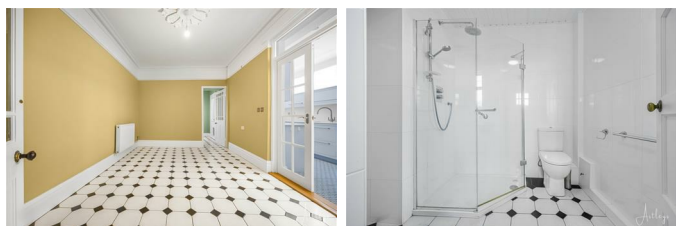


Double doors into kitchen, ceiling rose, coving and radiator.

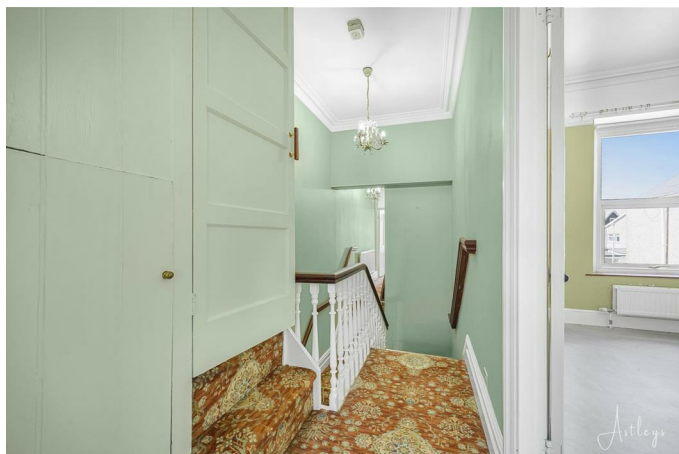
Utility/shower room 8'3 x 10 (2.51m x 3.05m)



Door to garden, storage cupboard and door into shower room with corner shower, pedestal w/c, corner sink unit with mixer tap, heated towel rail and window to the back.



Landing 20 x 6 (widest point) (6.10m x 1.83m (widest point))



Wooden banister, understairs storage and coving.

Bedroom 1 16 x 13'1 (4.88m x 3.99m)



Built in cupboard/wardrobe, two windows to the front, ceiling rose, sink, coving and radiator.



Bedroom 2 12'1 x 9'9 (3.68m x 2.97m)



Laminate flooring, coving, ceiling rose, window to the back and radiator.

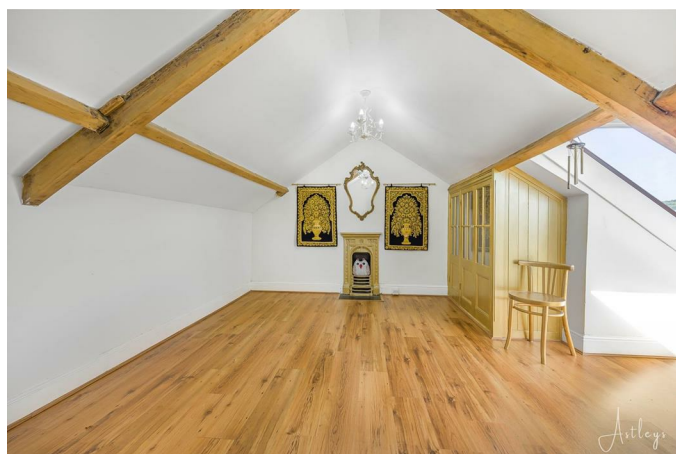
Bedroom 3 11'6 x 11'5 (3.51m x 3.48m)



Vinyl flooring, coving, ceiling rose, sink and window to the back.



Bedroom 4 16'9 x 11'4 (5.11m x 3.45m)



Built in storage into the eaves, window to the front, wooden beams to ceiling, feature fireplace, laminate flooring and radiator.

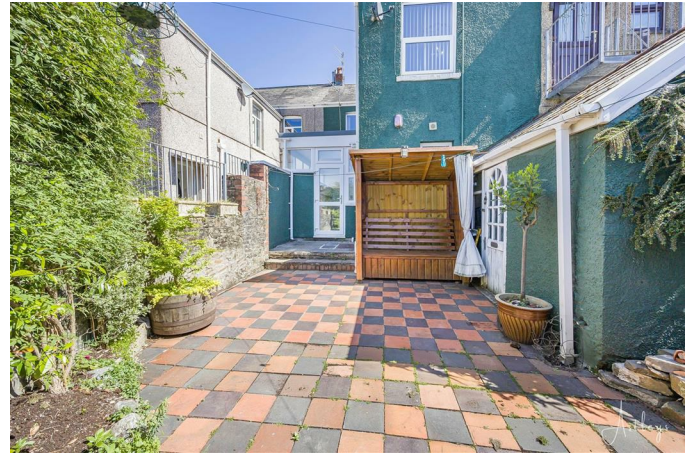


Bathroom 10'5 x 6'7 (3.18m x 2.01m)



Ornate tiled floor, freestanding bath with mixer taps, heated towel rail, white bathroom suite with low level w/c, corner shower and sink with vanity unit, tiled walls and spotlights in the ceiling.

Garden



Paved back garden with a range of shrubs and wooden arbour, shed housing the boiler and door to garage with electric door accessed from back lane.



Drone



Agents notes

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic:

16 Mbps

Superfast:

68 Mbps

Ultrafast:

1800 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

Agents notes

Neath Port Talbot

Council Tax Band :D

Annual Price: £2,441

Flood Risk:

River : High

Seas : Very low

Floor Area:

1,711 ft 2 / 159 m 2

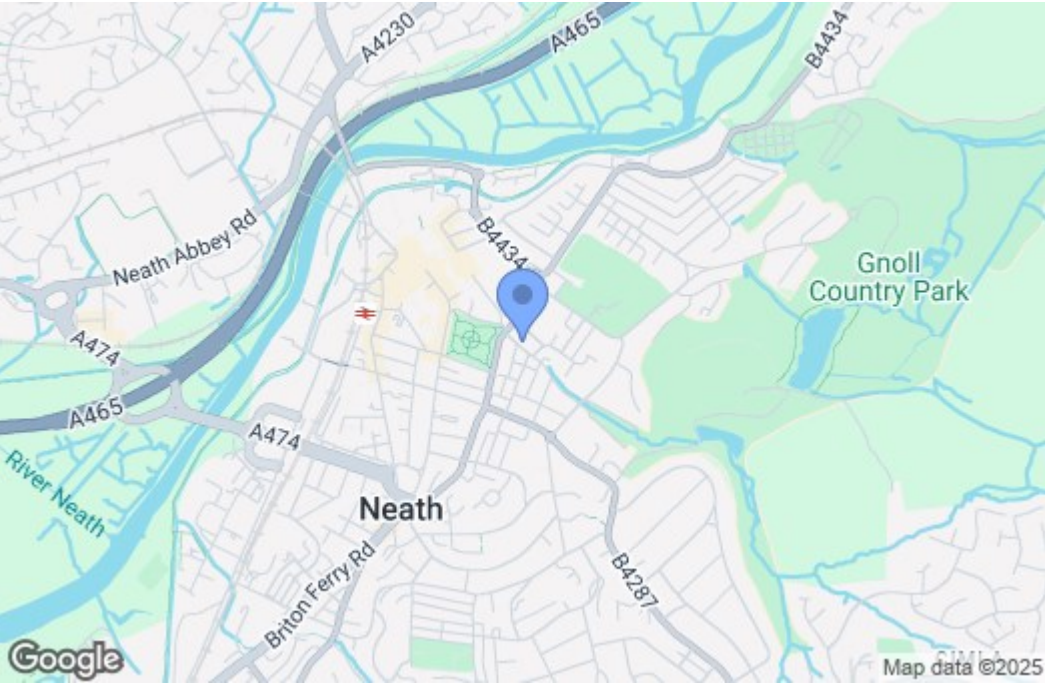
Plot size:

0.05 acres

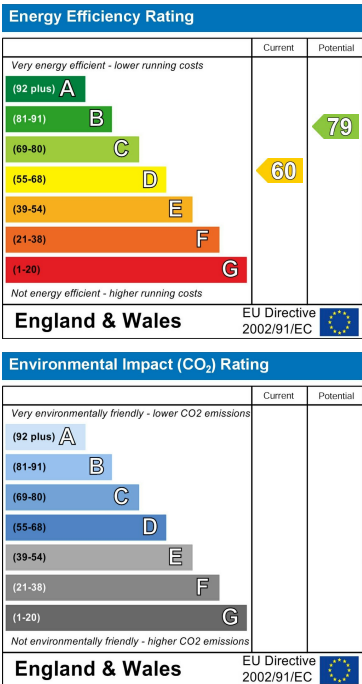
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.