



## 19 Empire Avenue, Cwmgwrach, Neath, SA11 5SU

**Offers In The Region Of £144,950**

Spacious, chain free, 3-Bedroom Semi-Detached Home with garden and development potential.

A fantastic opportunity to acquire this vacant three-bedroom semi-detached property, ideally suited for first-time buyers, growing families, or investors. Situated in a convenient location close to the A465 Heads of the Valleys Road, providing easy links to the M4 and A470. The property is easily accessible from a local park, day nursery, primary school and convenience store as well as to the Brecon Beacons National Park, home to waterfall country, forest walks and mountain bike trails. The property features two generous reception rooms, a downstairs shower room, and an enclosed rear garden. There is also the possibility to create a driveway, subject to the necessary consents, adding further value and convenience. With spacious interiors and scope for modernisation or extension, this home is full of potential for those looking to put their own stamp on a property.



### Main dwelling



### Entrance hallway 10'9 x 5'4 (3.28m x 1.63m)



Composite front door to hallway, window to front and radiator.

### First reception room 10'7 (into bay) x 10'8 (3.23m (into bay) x 3.25m)



Original coal fire (not tested) with surround, bay window to the front and radiator.



**Lounge/dining room 17' (into alcove) x 11'7 (5.18m  
(into alcove) x 3.53m)**



Understairs storage cupboard, electric fire (not tested) with surround, radiator and window to the back.



**Kitchen 8'9 x 7'9 (2.67m x 2.36m)**



Tiled floor with a range of Sigma 3 base and wall units in white, grey work tops and stainless steel sink with mixer taps, storage cupboard, electric hob and oven, tiled walls and radiator, window to the side.



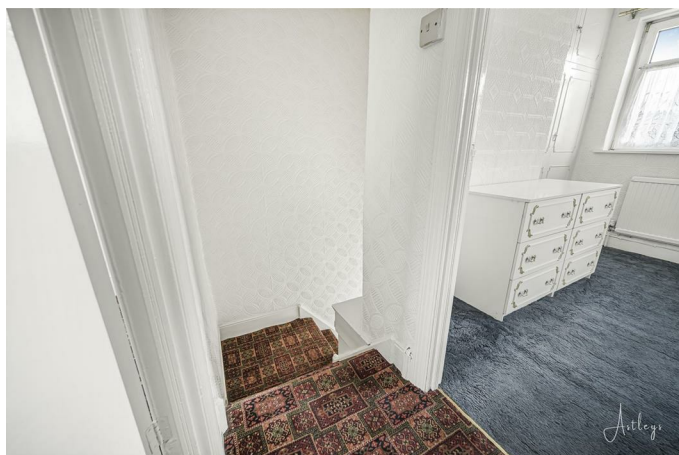


**Shower room 7'9 x 5'3 (2.36m x 1.60m)**



Walk in electric shower with tiled floor and walls in beige, white low level w/c and pedestal sink. Storage cupboard and window to side and radiator.

**Landing**



**Bedroom 1 13'8 x 9'9 (4.17m x 2.97m)**



A range of fitted wardrobes, two windows to the front and radiator.



### Bedroom 2 11'9 x 7'9 (3.58m x 2.36m)



Fitted wardrobes, cupboard housing water tank, window to back and radiator.

### Bedroom 3 8'8 x 7'9 (2.64m x 2.36m)



Radiator and window to the back.

### Front Garden



### Garden



Shared side access. Low maintenance shingle covered garden with garden shed and patio area. Back access through gate to tarmac lane - potential to create a driveway.





16 Mbps  
 Superfast  
 80 Mbps  
 Satellite / Fibre TV Availability:  
 BT  
 Sky  
 Virgin

**Agents notes**

Neath Port Talbot Council Tax Band: B  
 Annual Price: £1,898

**Drone**



**Agents notes**

Conservation Area :No  
 Flood Risk:  
 River : Very low  
 Seas : Very low  
 Plot size:  
 0.06 acres  
 Mobile coverage:  
 EE  
 Vodafone  
 Three  
 O2  
 Broadband:  
 Basic

Floor Plan

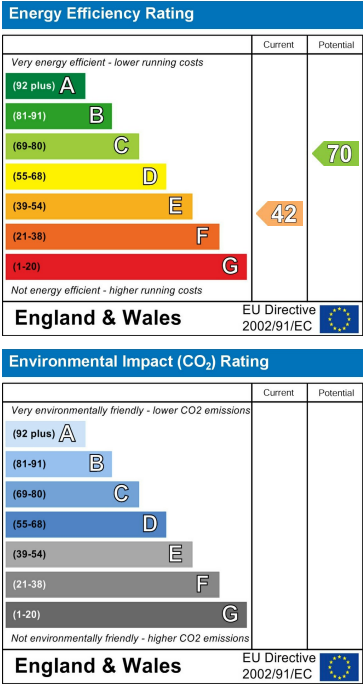


Total area: approx. 90.5 sq. metres (973.8 sq. feet)

Area Map



Energy Efficiency Graph



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