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44 Dynevor  
Avenue  
Neath

SA10 7AH

# 44 Dynevor Avenue

Asking price **£299,950**

This lovingly maintained three bedroom detached property is the perfect family home and is situated in the highly sought after cul-de-sac of Dynevor Avenue.

Lovingly maintained three bedroom detached home Off road parking via driveway and garage

Conveniently located near local amenities such as schools, colleges and Neath Town Centre

Two large double bedrooms and one well proportioned single bedroom

Garage with power supply and modern up and over style door

Two spacious reception rooms

Conservatory with views of the rear garden

Family bathroom fitted with a four piece suite

Large kitchen with plenty of storage and space for appliances

Well maintained front and rear gardens





To the front of the property, a driveway and garage provide off-road parking within the cul-de-sac. There is side access via a uPVC door which leads into the lean to. As well as this there is a uPVC door which leads into the porch which benefits from obscure glazed windows throughout. Following on from the porch, the entrance hallway gives access to the lounge, kitchen and stairs which provide access to the first floor accommodation.

The spacious and light lounge features a box bay uPVC window which faces the front of the property and another large window which overlooks the side of the

property. The lounge features an ornate marble fire surround and mantle piece, patterned carpet to floor and a doorway that leads into the dining room.

The dining room benefits from carpet flooring and sliding patio doors that lead into the conservatory. From the dining room, there is also a doorway leading into the kitchen.

The conservatory features a corrugated roof, uPVC windows and sliding patio doors that lead out to the garden and allow light to enter the room. The kitchen features matching wooden base, wall mounted and larder units with integrated appliances such as oven and hob with space for further appliances. There is a

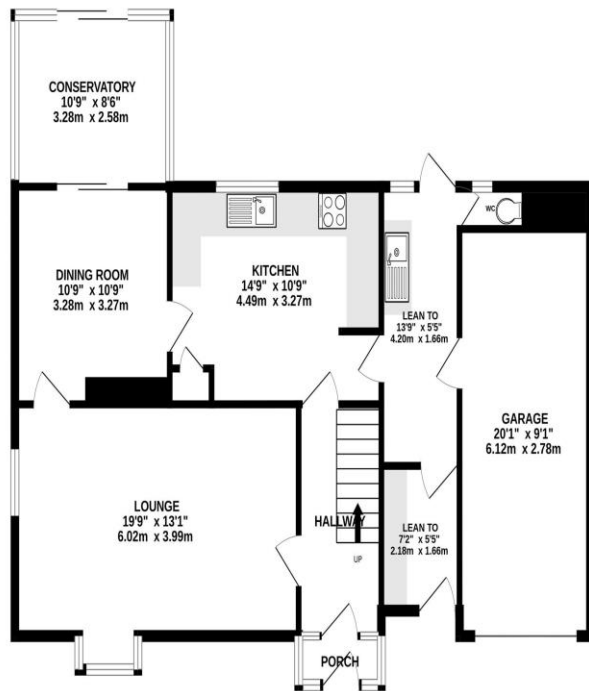
stainless steel sink fitted below a large uPVC window that overlooks the garden. The kitchen also benefits from carpet flooring, a marble effect laminate worktop, built in storage cupboard, tiled splash back and wooden panelled ceiling. An opening from the kitchen leads to a uPVC door which gives access to the lean to. The lean to features a corrugated roof, uPVC window and door to rear that leads into the garden. There is carpet to floor and a wood effect laminate worktop with space for one appliance and a stainless steel sink. The lean to features ample storage space via base and wall mounted units. From the lean-to there is access given to a ground floor W/C which features a low level W/C, vinyl flooring and an obscure glazed window.

To the front of the lean-to there is shelving and worktop space with a uPVC door that leads to the front of the property. As well as this, access is given to the previously detached garage (20.1 X 9.1) which is fitted with a modern up and over style garage door and benefits from power supply. There is also shelving providing additional storage space.

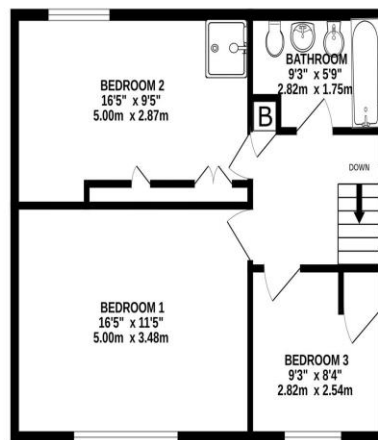
To the first floor, the spacious landing area gives access to three bedrooms and family bathroom. Bedrooms one and two are large double rooms with bedroom three being a well proportioned single room. Bedroom one and three feature uPVC windows overlooking the front of the property and have built in storage space. Bedroom two benefits from a uPVC window overlooking the rear garden and like the other bedrooms, has built in storage. Bedroom two is also fitted with a shower cubicle. The family bathroom is fitted with a matching four piece suite comprising of low level w/c, walk in seated bath, bidet and full pedestal sink.

There is an obscure glazed window to the side and half height tiles around the room. To the rear of the property, the lovingly maintained and level garden features a large patio space, lawn and well kept shrubs and bushes. The garden also benefits from a wooden shed that provides additional storage space and a green house. The garden is fully enclosed with side access available through the lean to and via a side gate.

GROUND FLOOR  
979 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR  
534 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

SAT NAV USERS: SA10 7AH

## Tenure

Freehold

## Services

All mains services  
Council Tax Band E  
EPC Rating TBC

Viewing strictly by  
appointment through  
Herbert R Thomas

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## Energy performance certificate (EPC)

Current energy rating	D	Current score	42 out of 100
Potential energy rating	B	Potential score	62 out of 100

Property type: Detached house  
Total floor area: 108 square metres

### Rules on letting this property

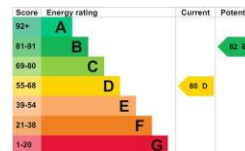
Properties can be let if they have an energy rating from A to E.

You can read [guidance by landlords on the conditions and procedures for letting a property with an energy rating from A to E](#).

### Energy rating and score

The property's current energy rating is D, it has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Breakdown of property's energy performance

#### Features in this property

Features get a rating from very poor to very good, based on how energy efficient they are. Ratings are not based on how well features work or their condition. Assessed ratings are based on the property's age and type. They are used to feature the assessed, could not inspect.

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

