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38 Dynevor

Avenue

, Neath, Neath Port Talbot,
SA10 7AH

38 Dynevor Avenue

Asking price £265,000

A lovingly maintained and deceptively spacious three bedroom semi detached property, located on the quiet, sought after cue-de-sac of Dynevor Avenue and available to purchase with no ongoing chain.

A spacious three bedroom semi detached family home.

First time on the open market since construction.

Available to purchase with no ongoing chain.

Situated on a quiet, sought after cue-de-sac.

Conveniently located near local amenities, reputable schools, Neath College and the Town Centre.

Two reception rooms.

Ground floor cloakroom.

Offering ample scope for extension (subject to obtaining planning consent).

Generous driveway off road parking plus detached single garage.

Beautiful landscape front and rear gardens.





A rare opportunity to purchase this charming, circa 1960's semi detached property, positioned on arguably one of the most sought after residential streets in Neath .The property has been lovingly maintained by the same vendors since construction and although now decoratively dated, offers spacious rooms and plenty of potential for reconfiguration or extension (subject to obtaining planning approval).

To the front of the property, a generous length driveway provides off road parking from the cut-de-sac ahead of the detached single garage, with traditional up and over garage door. The low maintenance front garden is mainly laid to ornate slate stone chippings, with a feature central paved patio area. There is side access to the property via a uPVC and glazed panel door which leads into the lean to porch extension. Within the porch area, an internal door to the left hand side gives access to a useful ground floor cloakroom and a second UPVC and glazed panel door leads through into the hallway. The entrance hallway offers fitted carpet flooring and gives access to the lounge, kitchen, understairs storage area and the stairs, providing access to the first floor accommodation.

The spacious and light lounge is located to the rear of the property, enjoying views of the beautiful landscaped garden via a set of UPVC double glazed sliding patio doors. The room offers laminate wood flooring and features an art deco inspired stone fireplace with an electric fire fitted to one wall, extending the full width of the room to provide a large mantel with display alcoves. Wooden and glazed panel sliding doors to the side leads through into the dining room. The dining room has a continuation of the same wood laminate flooring and offers a UPVC double glazed window to the front. The room can comfortably house a large dining table and chairs, with a wooden sliding door to the side offering convenient access into the kitchen.

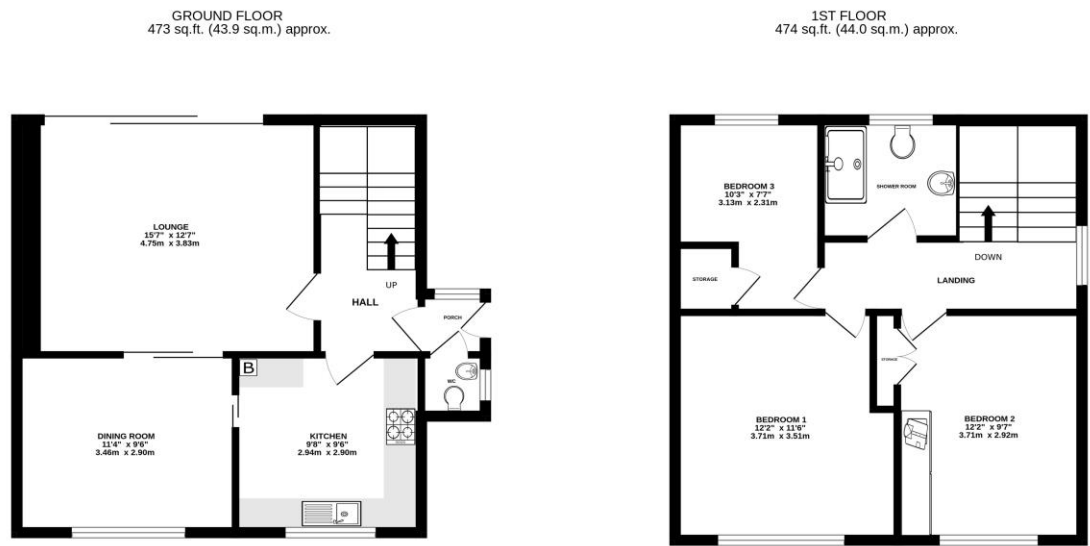
The kitchen has been fitted with a matching range of solid wood base and wall mounted units, with a light marble effect laminated work surface over. It offers an integrated electric oven with four burner gas hob, provides space for two appliances, is fitted with a stainless steel sink positioned below a large UPVC double glazed window two the front and benefits from tiled flooring. The kitchen also benefits from a built in storage cupboard currently housing the gas boiler, tiled splash backs and wooden panelled

ceiling. A doorway from the kitchen leads back through into the entrance hallway.

To the first floor, the landing area gives access to all three bedrooms and family shower room. Bedrooms one and two are large double rooms with bedroom three being a well proportioned single room. Bedrooms one and two feature UPVC double glazed windows to front, fitted carpet flooring and bedroom two further benefits from built in wardrobe storage space. Bedroom three benefits from a UPVC double glazed window overlooking the rear garden, fitted carpet flooring and has access to the built in airing storage cupboard.

The family shower room is fitted with a matching three piece suite comprising; low level w/c, free standing double shower cubicle with glazed shower screens and a pedestal wash hand basin. There is an obscure UPVC double glazed window to the rear, full tiling to all walls, wood panelled ceiling and laminate wood flooring.

To the rear of the property, the lovingly maintained and level garden features a large brick pavia patio area, with the remaining garden being mainly laid lawn. The lawned area is bordered by an abundance of well kept shrubs, bushes and flowers, all planted amongst scatters of ornate slate stone chippings. The garden also benefits from a wooden shed to the far corner, providing additional storage.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 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

For Satnav users SA10 7AH

Tenure

Freehold

Services

All main services and metered.

Council Tax Band D

EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)

33 Dynador Avenue
SA10 7AH
SA10 7AH

Energy rating

D

Valid until

8 July 2025

Certificate number

6355-2734-6980-3025-4235

Property type

Semi-detached house

Total floor area

103 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 for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-london-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-london-guidance>

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[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 50

Score	Energy rating	Current	Potential
92-101	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

