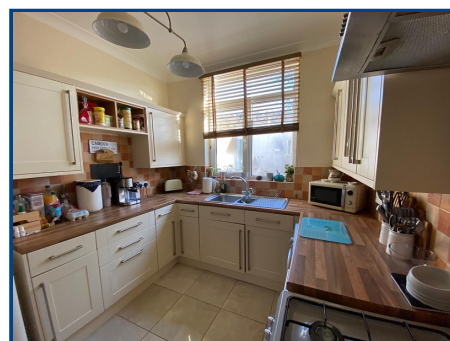
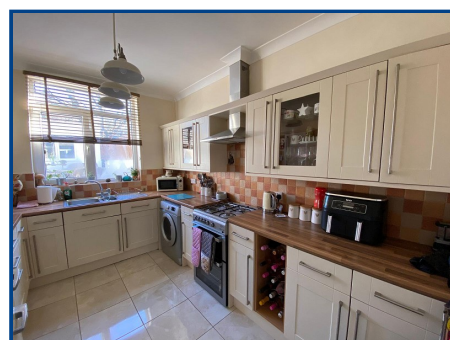
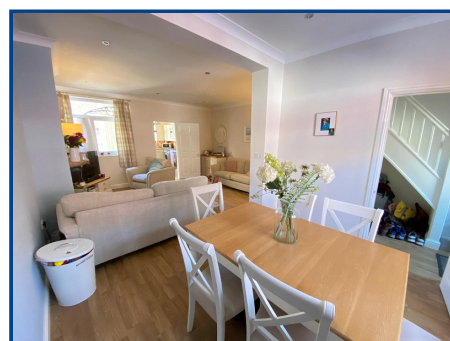


**Avon Street
Glynneath
Neath
Neath Port Talbot.**

Price £169,950



- MID TERRACE THREE STOREY PROPERTY
- 4 BEDROOMS
- LOUNGE TO DINING ROOM
- SPACIOUS FAMILY HOME
- UPSTAIRS BATHROOM
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- GARAGE TO THE REAR
- IDEAL FIRST PURCHASE



General Description

SPACIOUS FAMILY HOME!

4 Bedroom three storey property, situated in Glynneath. We presented throughout, call us today to book your viewing.....

EPC Rating: D66

Avon Street, Glynneath, Neath, Neath Port Talbot.

Property Description

SPACIOUS FAMILY HOME!

4 Bedroom three storey property, situated in Avon Street Glynneath.

Property offers; Entrance to hallway, cloakroom, lounge opening to dining room & kitchen to the ground floor. 2 Bedrooms & family bathroom to the 1st floor, 2 additional bedrooms to the 2nd floor. Externally offers a low maintenance rear garden with single garage. The property is immaculately presented throughout with double glazing & a new central heating system fitted within the last few years. Ideal first purchase / family home, conveniently situated close to local amenities, shops, schools, local Tesco store, regular bus service & good road links to the M4 corridor. Viewing is highly recommended to appreciate this beautiful & spacious property. Call us today to book your viewing.....

Entrance Hall (5' 11" x 5' 07") or (1.80m x 1.70m)

Entrance to hallway, staircase leading to the 1st floor, enclosed wall mounted electric meter, laminated flooring.

Cloakroom (5' 07" x 3' 06") or (1.70m x 1.07m)

Low-level WC, hand basin, tiled flooring, radiator.

Dining Room (10' 05" x 9' 10") or (3.18m x 3.00m)

Window to the front, storage cupboard housing gas meter, spotlights to the ceiling, radiator. Opening to.

Lounge (15' 11" x 13' 05") or (4.85m x 4.09m)

Wooden mantel with free standing electric, Faux wood burner on tiled hearth, spotlights to the ceiling, laminated flooring, radiator.

Kitchen. (12' 03" x 9' 03") or (3.73m x 2.82m)

Window to the rear, door to the side to access the rear garden. A range of wall & base fitted unit with work top over, bowl & half sink unit, gas cooker with

extractor fan above, plumbing for a washing machine, built in wine rack, tiled flooring, radiator.

First Floor Accomodation (13' 05" x 5' 08") or (4.09m x 1.73m)

Landing area, staircase to the 2nd floor, spotlights to the ceiling, radiator. Doors leading to.

Bedroom 4 (12' 08" x 9' 11") or (3.86m x 3.02m)

Windows to the front, radiator.

Bedroom 3 (13' 06" x 9' 09") or (4.11m x 2.97m)

Window to the rear, radiator.

Family Bathroom (12' 06" x 8' 11") or (3.81m x 2.72m)

Frosted window it the rear, shower cubicle, free standing roll top bath, low-level WC, hand basin. Partially tiled walls, radiator.

Second Floor Hallway (11' 07" x 2' 09") or (3.53m x 0.84m)

Landing area, doors leading to.

Bedroom 2 (15' 11" x 10' 02") or (4.85m x 3.10m)

Window to the front, radiator.

Bedroom 1 (13' 06" x 12' 07") or (4.11m x 3.84m)

Window to the rear, attic entrance, radiator.

External

External paved low maintenance rear garden.

Garage (22' 06" x 15' 07") or (6.86m x 4.75m)

Double doors to access, power & lighting.

Services

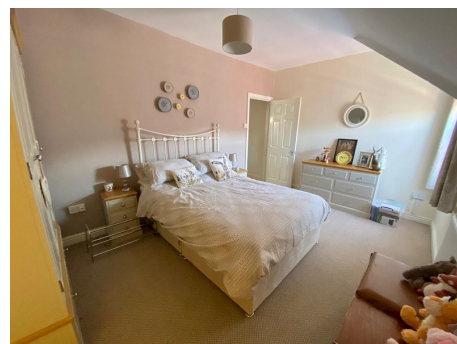
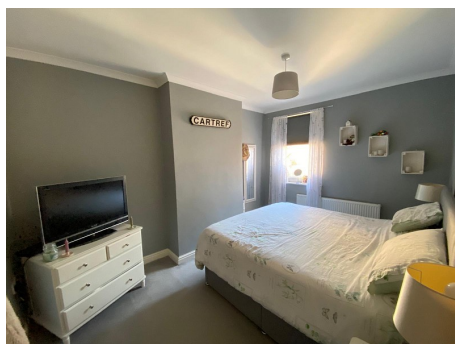
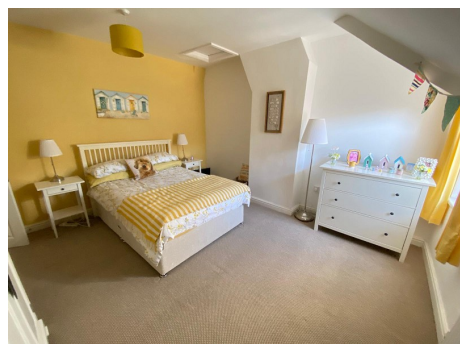
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.