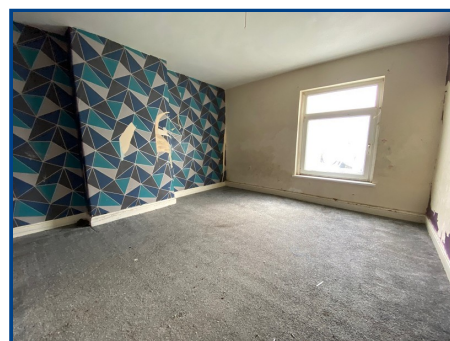
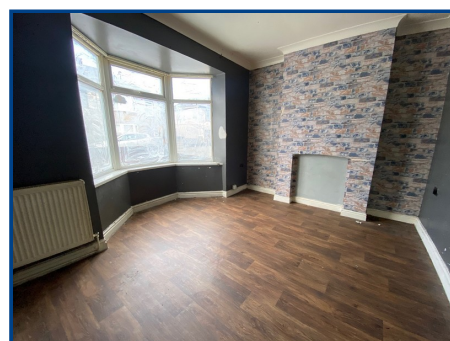
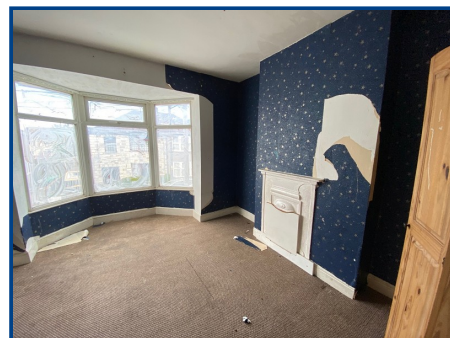


**Godfrey Avenue
Glynneath
Neath
Neath Port Talbot.**

Price £120,000



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- OFF ROAD PARKING LEADING TO GARAGE
- IDEAL INVESTMENT OPPORTUNITY
- REQUIRES RENOVATION THROUGHOUT
- ENCLOSED REAR GARDEN



General Description

EPC Rating: D66

This spacious 3 bedroom semi-detached property, located in Glynneath Neath Valley, offers a fantastic opportunity for those looking to add their own touch. With a first-floor bathroom and a driveway leading to a single garage, this property has huge potential for modernisation throughout. The blank canvas rear garden provides the perfect space to create your own design. Interested ? Call us to schedule your viewing appointment.

Property Description

Welcome to this charming 3 bedroom semi-detached property in the picturesque Glynneath Neath Valley. Located in a peaceful and scenic area, this home offers a perfect blend of countryside tranquility and convenient city access.

While this property may require modernising throughout, it boasts huge potential for those with a creative vision. The first floor bathroom adds practicality to the layout, while the driveway leading to a single garage provides ample parking space for residents and guests. The blank canvass rear garden is a rare opportunity for green-fingered enthusiasts to design their own outdoor sanctuary.

Surrounded by stunning natural beauty, the Glynneath Neath Valley offers a perfect escape from the hustle and bustle of city life. Residents can enjoy leisurely walks in the nearby parks or explore the local shops and cafes in the charming town centre.

Don't miss out on this fantastic opportunity to transform this property into your dream home. Book a viewing today and discover the potential that awaits you in Glynneath Neath Valley.

Porch (6' 05" x 3' 01") or (1.96m x 0.94m)

Side access to the enter the porch, door leading to.

Entrance Hall (12' 08" x 5' 11") or (3.86m x 1.80m)

Staircase leading to the 1st floor, enclosed wall mounted electric meter, under stairs storage cupboard. Doors leading to.

Lounge (12' 01" x 9' 06") or (3.68m x 2.90m)

Bay window to the front, radiator.

Sitting Room (14' 00" x 12' 01") or (4.27m x 3.68m)

French doors opening to the rear garden, radiator.

Kitchen. (10' 11" x 5' 11") or (3.33m x 1.80m)

Window & door opening to the rear garden. Wall & base fitted units, sink unit, partially tiled walls, radiator.

First Floor Accomodation (8' 05" x 7' 03") or (2.57m x 2.21m)

Window to the side. Doors leading to.

Bathroom (8' 07" x 6' 03") or (2.62m x 1.91m)

Frosted window to the rear, panelled bath, low-level WC, hand basin, partially tiled walls, radiator.

Bedroom 1 (12' 05" x 12' 01") or (3.78m x 3.68m)

Window to the rear, radiator.

Bedroom 2 (11' 03" x 10' 01") or (3.43m x 3.07m)

Bay window to the front, original feature fireplace, radiator.

Bedroom 3 (8' 04" x 8' 04") or (2.54m x 2.54m)

Window to the front, attic entrance, radiator.

External

Low maintenance frontage with side access to the rear garden. Lawn rear garden, with outside WC & outbuilding.

Garage (17' 09" x 8' 04") or (5.41m x 2.54m)

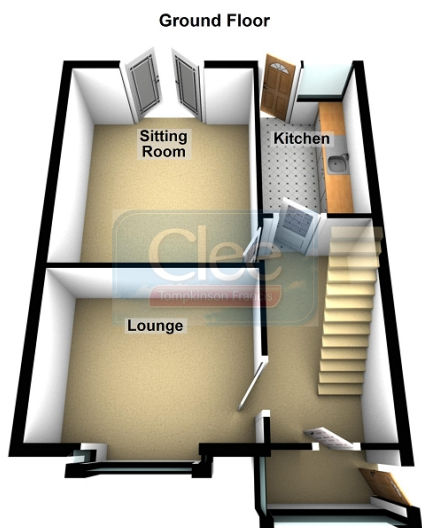
Wall mounted gas central heating boiler.

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.