



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

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

**Price £210,000**



- SEMI DETACHED PROPERTY
- 3 BEDROOMS + FIRST FLOOR BATHROOM
- OPEN PLAN LIVING / DINING ROOM & KITCHEN
- CONSERVATORY
- GROUND FLOOR SHOWER ROOM
- OFF ROAD PARKING TO THE FRONT
- ENCLOSED SPACIOUS REAR GARDEN
- IDEAL FIRST PURCHASE / FAMILY HOME

## General Description

**BEAUTIFUL FAMILY HOME!**

Semi detached 3 Bedroom property, situated in Godfrey Avenue Glynneath. Call us today to book your viewing....

Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

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### 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](mailto:surveys@ctf-uk.com).

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### Property Description

Introducing this immaculately presented semi-detached property, located in the sought-after area of Glynneath, Neath. Boasting three bedrooms, a ground floor shower room, and an upstairs bathroom, this property is perfect for those seeking both convenience and comfort.

Step inside to discover a light and spacious open plan living/dining room/ kitchen, also benefiting from a conservatory, providing the ideal space for modern living and entertaining. Outside, you will find off-road parking to the front, ensuring convenience for you and your guests. The highlight of this property is the spacious rear garden, offering ample space for outdoor entertaining and relaxation.

Located in Glynneath, Neath, you will find yourself within easy reach of a range of amenities including shops, schools, and outdoor recreational facilities. The property is also well-connected to transport links, making it suitable for commuters looking for a peaceful retreat after a long day at work.

Don't miss the opportunity to view this

delightful property. Contact us today to arrange a viewing and experience all that this home has to offer.

### Entrance Hall (15' 08" x 5' 11") or (4.78m x 1.80m)

Entrance to hallway via half glazed PVC door, window to the front. Staircase leading to the 1st floor, enclosed wall mounted electric meter, radiator. Doors leading to.

### Shower Room & WC (9' 01" x 7' 05") or (2.77m x 2.26m)

Frosted window to the side, shower cubicle, low-level WC, hand basin. Base fitted storage cupboard's, partially tiled walls, tiled flooring. Heated towel & radiator. Spotlights to the ceiling.

### Open Plan Kitchen / Breakfast Room / Living Room

### Living Room (16' 06" x 11' 11") or (5.03m x 3.63m)

Bay window to the front, radiators.

### Dining Area (11' 11" x 8' 06" x 7' 10") or (3.63m x 2.59m x 2.39m)

Tiled flooring, radiator. Open aspect to.

### Kitchen/Diner (13' 02" x 9' 04" ) or (4.01m x 2.84m)

A range of wall & base fitted units, with work top over & breakfast bar. Bowl & half sink unit, electric hob with extractor fan above, oven. Tiled flooring, radiator. Spotlights to the ceiling.

### Conservatory (9' 11" x 8' 03" ) or (3.02m x 2.51m)

Tiled flooring, radiator. French doors opening on to the rear patio.

### First Floor Accommodation (7' 02" x 6' 10") or (2.18m x 2.08m)

Landing area, attic entrance, boarded with ladder access. Doors leading to.

### Bedroom 1 (12' 00" x 11' 03" ) or (3.66m x 3.43m)

Window to the rear, radiator.

### Bedroom 2 (11' 05" x 10' 00" ) or (3.48m x 3.05m)

Window to the front, vertical radiator.

### Bedroom 3 (8' 01" x 7' 11" ) or (2.46m x 2.41m)

Window to the front, radiator. Storage cupboard housing boiler.

### Family Bathroom (7' 07" x 6' 08" ) or (2.31m x 2.03m)

Window to the rear, panelled bath with screen & shower over, hand basin, low-level WC. Panelled walls, tiled flooring, radiator.

### External

Loose stone driveway to the front, side access to the rear garden, low maintenance frontage. Enclosed spacious rear garden benefiting from paved seating area, leading to lawn & further decked seating area.

Summer House 9'11 x 7'11

Double doors opening to garden, power & lighting.

10'2 x 9'11

Undercover area, space for hot tub or seating area.

### Services

Mains drainage, mains gas, mains water, mains electricity

### Council Tax

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