

Park Avenue,

offers over £300,000

- No On Going Chain
- Spacious Family Home
- Filled With Character
- Driveway & Garage
- Sizable Grounds
- EPC Rating: E
- Council Tax Band : F



4 1 1

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About the property

Filled with potential to improve, modernise or reconstitute! This gorgeous family home is now available with no on going chain! Bursting with Character and period features. With great links to stores and restaurants through Glynneath as well as commuting routes via the A465 onto the M4 or A470, Welsh & English Speaking Primary Schools and popular routes through the Brecon Beacons!

The home is approached through a hedge-lined front lawn with a paved foot path to the front porch. Though, most may choose to park on the gated driveway leading to the detached garage, with side access through to a spacious, landscaped rear garden. This comprises of a generous lawn, patio spaces, a brick built shed, Boiler room (with gas boiler and storage) and external w.c. Internally, the property comprises of a paneled entrance hallway, with horse shoe stairs to the landing, and doors through to a bay fronted dining room, a living room with patio doors, a cwtchy sitting room and fitted kitchen! The first floor houses all four bedrooms, a three piece bathroom suite with separate w.c and a multi-functional store room / study space. Internal viewings are highly recommended to truly appreciate this lovely home!

Accommodation

Entrance Hallway

Lounge

13' 2" x 17' 7" Max (4.01m x 5.36m Max)

Dining Room

14' 6" Max x 14' Max (4.42m Max x 4.27m Max)

Sitting Room

13' 2" x 10' 5" Max (4.01m x 3.17m Max)

Kitchen

13' 7" x 8' 2" (4.14m x 2.49m)

Landing

Bedroom One

13' 3" x 13' 2" Max (4.04m x 4.01m Max)

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Bedroom Two

14' Max x 13' 2" (4.27m Max x 4.01m)

Bedroom Three

12' 9" x 8' 6" Plus Recess (3.89m x 2.59m Plus Recess)

Bedroom Four

10' 1" Max x 8' 3" (3.07m Max x 2.51m)

Store Room / Study

6' 5" x 3' 8" (1.96m x 1.12m)

Bathroom

Front & Rear Gardens

Garage / Driveway

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total floor area 150.3 m² (1,618 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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