



27 CARDIFF STREET, ABERDARE, CF44 7DP

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## Heathfield Avenue

Glynneath, Neath, SA11 5AB

£195,000



\*\*\* NO ONWARD CHAIN\*\*\*

Nestled in the charming village of Glynneath, this immaculate terraced house on Heathfield Avenue presents an excellent opportunity for those seeking a delightful home in a picturesque setting. With three well-proportioned bedrooms, all with fitted wardrobes, this property is perfect for families or individuals looking for extra space and practicality.

The inviting reception room offers a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests. The layout of the house is practical and functional, ensuring that every corner is utilised effectively. The bathroom is well-appointed, providing a comfortable space for daily routines.

One of the standout features of this property is its proximity to local attractions, including stunning waterfalls that are sure to captivate nature enthusiasts and those who enjoy outdoor activities. The beautiful village of Glynneath boasts a friendly community and a range of amenities, making it a desirable location for both living and leisure.



### Entrance Hall

UPVC front door. Radiator.

### Living Room 20'11 x 12'06 (6.38m x 3.81m)

UPVC double glazed bay window to front. Radiator x3. Built-in storage. Electric wall mounted fire.

### Kitchen/Diner 16'08 x 11'02 (5.08m x 3.40m)

UPVC double glazed window and door to rear. Integrated electric oven and hob. Wine cooler. Integrated dishwasher. Provisions for washer/dryer/fridge/freezer. Radiatorx2.

### Bathroom 10'09 x 5'03 (3.28m x 1.60m)

UPVC double glazed window to rear. Heated towel rail. Vanity handwash basin. W.C. Bath. Separate shower. Storage.

### Landing

Attic trap.

### Bedroom 1 16'00 x 10'07 (4.88m x 3.23m)

UPVC double glazed window to front x2. Radiator. Fitted wardrobes.

### Bedroom 2 10'01 x 10'01 (3.07m x 3.07m)

UPVC double glazed window to rear. Radiator. Fitted wardrobes.

### Bedroom 3 9'10 x 9'03 (3.00m x 2.82m)

UPVC double glazed window to rear. Radiator. Fitted wardrobes.

### Outside

Rear access. Patio and artificial grass lawn. Outside tap. Power point to front.

### Disclaimer

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The Property Misdescription Act 1991

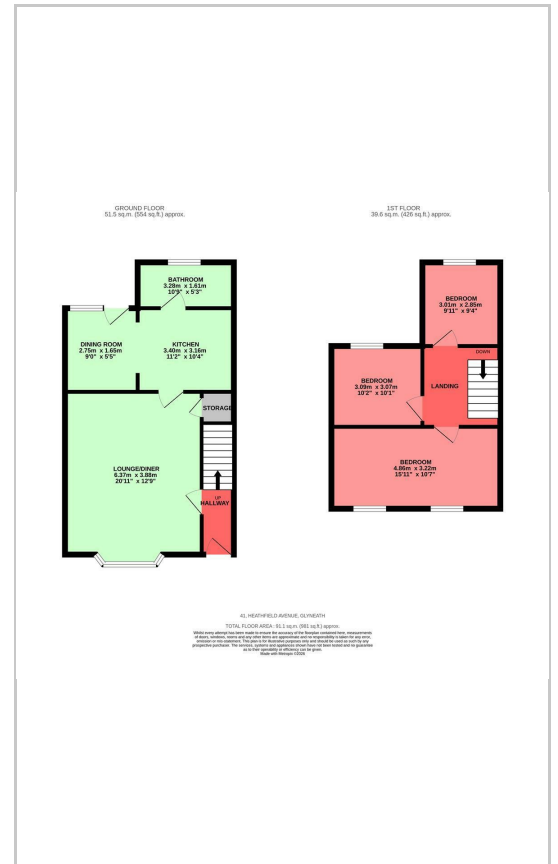
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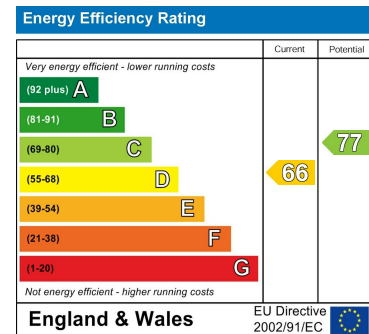
## Area Map



## Floor Plans



## Energy Efficiency Graph



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