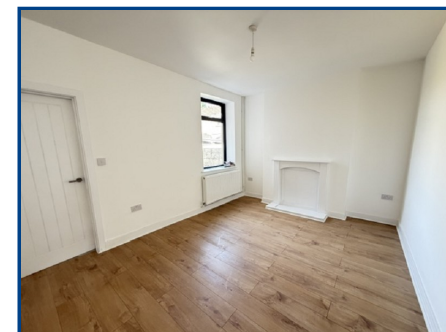
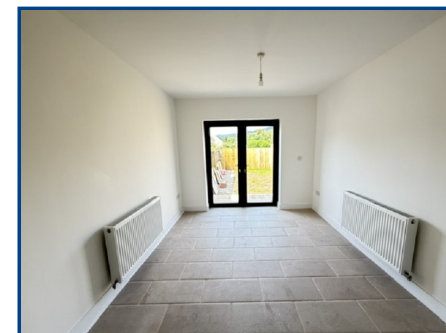


**Godfrey Avenue
Glynneath
Neath
Neath Port Talbot.**

Price **£220,000**

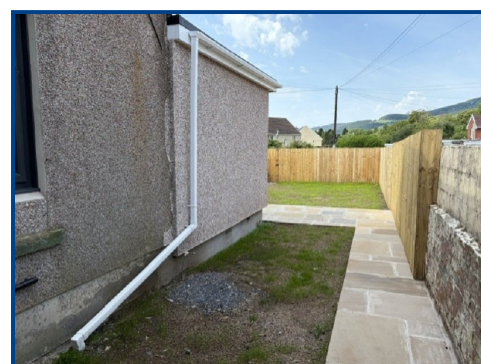


- EXTENDED SEMI DETACHED PROPERTY
- 4 BEDROOMS
- SITTING ROOM & LOUNGE
- FIRST FLOOR BATHROOM
- RENOVATED THROUGHOUT
- SPACIOUS REAR GARDEN
- PARKING TO THE REAR OF THE PROPERTY
- IDEAL FAMILY HOME
- NO CHAIN

EPC Rating: D58

General Description

Immaculately presented and renovated to an impressive standard, this delightful four-bedroom semi-detached extended property is nestled in the heart of Glynneath. Call us today to schedule your viewing appointment....



Viewing: **01639 646 926**

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

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

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 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Property Description

Presenting an immaculately presented, extended semi-detached property, renovated to an exceptional standard and situated in the picturesque community of Glynneath, nestled within the beautiful Neath Valley. This inviting home boasts four generously proportioned bedrooms, offering ample space for families or those seeking room to entertain guests.

On the first floor, a well-appointed bathroom combines style with practicality, complementing the spacious living accommodation. Finished to a contemporary specification throughout, the property radiates comfort and quality at every turn. To the rear, a fully enclosed garden provides a safe and private space for children, pets, or alfresco dining. Easy and convenient parking is available, with dedicated space for two vehicles immediately to the rear of the property.

Perfectly positioned, this property allows for convenient access to the tranquil beauty of Waterfall Country, with the renowned Melincourt and Sgwd Gwladys waterfalls just a short drive away. Glynneath offers a thriving

community spirit and an excellent range of local amenities, including reputable schools, cafés, independent shops, and scenic walking trails. The proximity to major road links such as the A465 ensures effortless commuting to the larger hubs of Neath, Swansea, and Cardiff.

An ideal opportunity awaits to settle into a home blending comfort, style, and an exceptional location at the heart of all the Neath Valley has to offer. Arrange a viewing today to fully appreciate all that this stunning property provides.

Entrance Hall (11' 04" x 3' 06") or (3.45m x 1.07m)

Entrance to hallway, laminated flooring, staircase to the 1st floor, radiator.

Sitting Room (12' 06" x 9' 08") or (3.81m x 2.95m)

Window to the front, laminated flooring, radiator.

Lounge (16' 07" x 10' 09") or (5.05m x 3.28m)

Window to the rear, under stairs storage cupboard. Feature fire surround, laminated flooring, radiator.

Kitchen / Breakfast Room (26' 03" x 9' 11") or (8.00m x 3.02m)

Window to the side, French doors opening to the rear garden. A range of wall & base fitted units, electric hob with extractor fan above, electric oven. Storage cupboard housing gas central heating boiler. Plumbing for a washing machine, space for fridge freezer, tiled flooring, spotlights to the ceiling, radiators.

First Floor Accomodation (19' 00" x 7' 09" x 5' 6") or (5.79m x 2.36m x 1.68m)

Landing area, with newly fitted carpets to stairs, landing & all bedrooms. Doors leading to.

Bedroom 1 (12' 08" x 8' 09") or (3.86m x 2.67m)

Window to the front, spotlights to the ceiling, radiator.

Bedroom 2 (10' 09" x 8' 10") or (3.28m x 2.69m)

Window to the rear, radiator.

Bedroom 3 (10' 01" x 6' 08") or (3.07m x 2.03m)

Window to the rear, radiator.

Bedroom 4 (9' 07" x 7' 04") or (2.92m x 2.24m)

Window to the front, spotlights to the ceiling, radiator.

Bathroom (6' 11" x 5' 08") or (2.11m x 1.73m)

Frosted window to the side, panelled bath with shower over, hand basin, low-level WC. Partially tiled walls, tiled flooring, spotlights to the ceiling, radiator.

External

Frontage with side access to the rear garden. Enclosed rear garden with paved seating area leading to lawn. Parking to the rear for two vehicles.

Services

Mains drainage, mains gas, mains water, mains electricity

Council Tax

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