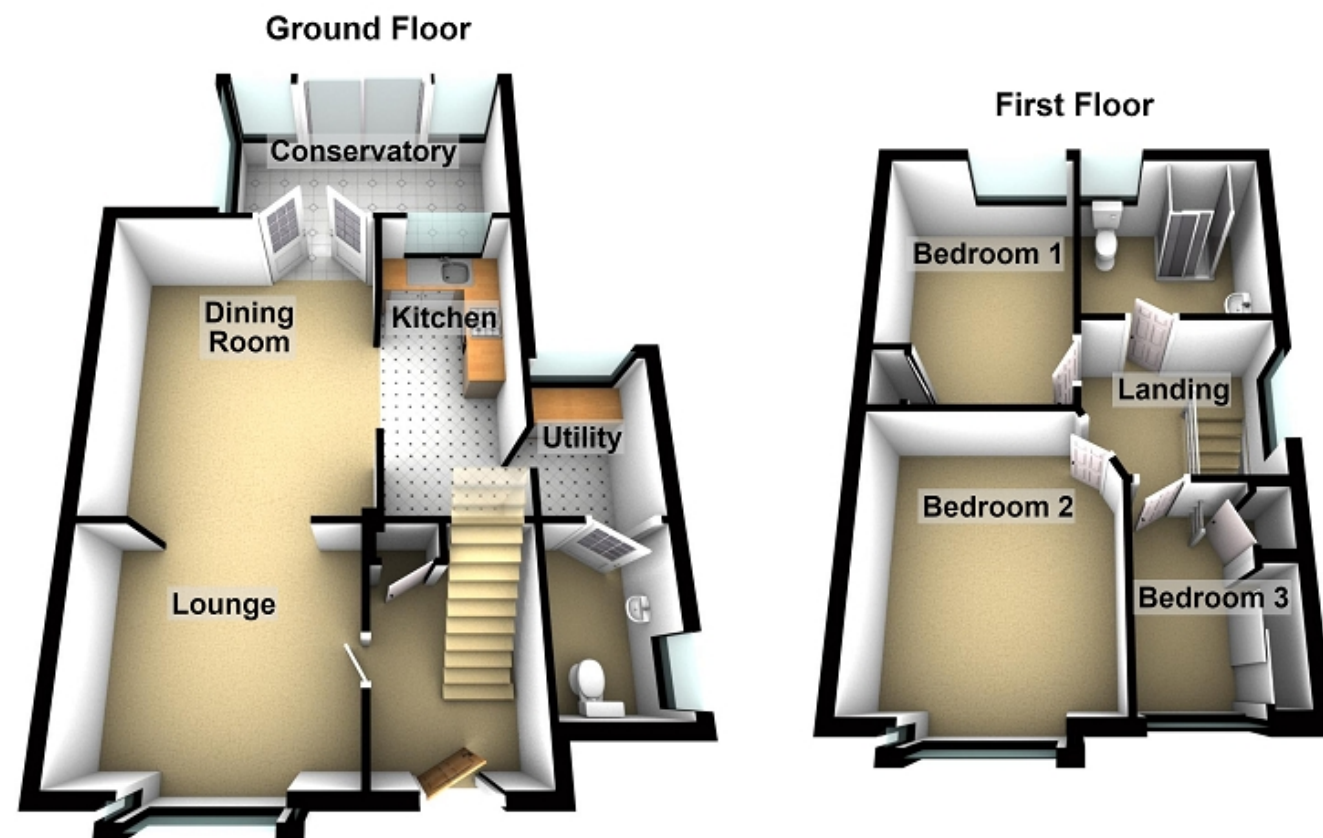
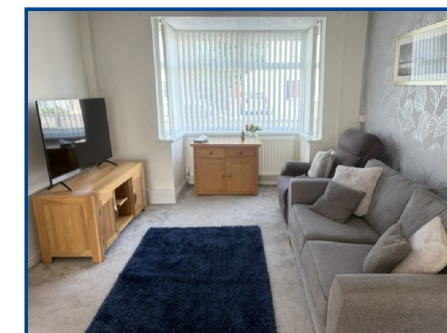




**Godfrey Avenue
Glynneath
Neath
Neath Port Talbot.**

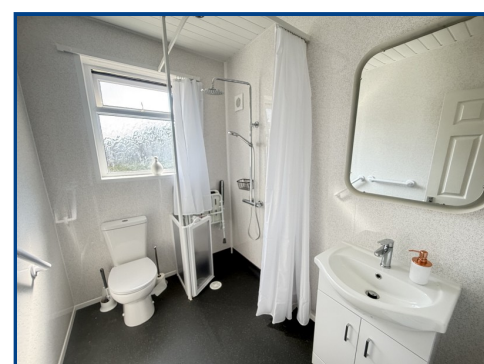
Price £170,000



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- OPEN PLAN LOUNGE / DINER / KITCHEN
- CONSERVATORY
- UTILITY & DOWNSTAIRS CLOAKROOM
- FIRST FLOOR BATHROOM
- OFF ROAD PARKING TO THE FRONT
- ENCLOSED WELL MAINTAINED REAR

General Description

Nestled in the heart of Glynneath, Neath, this well presented semi-detached property offers a fantastic opportunity for families and first-time buyers alike. Lovingly maintained as a family home for many years, it enjoys a warm and welcoming atmosphere throughout. 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

Situated in the sought-after area of Glynneath, Neath, this superb three-bedroom semi-detached property is an exceptional find for those seeking a lovingly maintained family home. Presented in excellent condition throughout, it has been cherished by the same family for many years and offers a welcoming ambience from the moment you arrive.

To the front of the property, a private driveway provides convenient off-road parking. To the rear, discover a spacious, landscaped garden—ideal for relaxing in the sunshine, entertaining guests, or letting children and pets play safely. Inside, the thoughtful layout includes three generously sized bedrooms, creating ample space for family living and flexible use for home working or hobbies. The first-floor bathroom is both practical and neatly finished.

Glynneath is known for its friendly community spirit and a fantastic range of local amenities. From reputable schools and nurseries to handy shops, cafes, and leisure facilities, everything you need is within easy reach. The

picturesque Vale of Neath is right on your doorstep, offering scenic walks along the Neath Canal or through the stunning Waterfall Country, renowned for its series of beautiful waterfalls and woodland trails. For commuters, excellent transport links connect you swiftly to Neath, Swansea, and beyond.

This is a rare opportunity to secure a delightful, well-cared-for family home in a vibrant and scenic Welsh community. Arrange your viewing today and take the first step towards your new home in Glynneath.

Entrance Hall (8' 11" x 6' 0") or (2.72m x 1.83m)

Entrance to hallway via PVC door & frosted windows to the front. Enclosed wall mounted electric meter, under stairs storage cupboard, wall mounted electric meter, radiator.

Open Plan Lounge / Diner / Kitchen

Lounge (11' 02" x 8' 11") or (3.40m x 2.72m)

Bay window to the front, radiator. Open aspect to.

Dining Area (13' 11" x 11' 09") or (4.24m x 3.58m)

Disabled lift access to the first floor. Open aspect to kitchen.

Kitchen (11' 0" x 5' 10") or (3.35m x 1.78m)

Window to the rear. Fitted with a range of wall and base units incorporating a sink with worktops over. Electric hob with extractor hood above and built-in oven. Space for a fridge/freezer, storage cupboard, and non-slip flooring.

The kitchen has been adapted for disabled use and benefits from remotely adjustable height worktops, providing increased accessibility and ease of use.

Utility Room (6' 09" x 4' 11") or (2.06m x 1.50m)

Window to the rear, Plumbing for a washing machine, space for a tumble dryer, with work top over. Non slip flooring, radiator.

Cloakroom (7' 03" x 4' 11") or (2.21m x 1.50m)

Frosted window to the side, low-level WC, wall mounted hand basin & storage cupboard, radiator.

First Floor Landing (8' 01" x 7' 02") or (2.46m x 2.18m)

Frosted window to the side, attic entrance. Doors leading to.

Bedroom 1 (12' 03" x 11' 05") or (3.73m x 3.48m)

Window to the rear, storage cupboard housing gas central heating boiler, radiator.

Bedroom 2 (11' 07" x 10' 03") or (3.53m x 3.12m)

Bay window to the front, radiator.

Bedroom 3 (8' 07" x 6' 05") or (2.62m x 1.96m)

Window to the front, built in wardrobe, laminated flooring, radiator.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

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