



5 Woodside Avenue, Neath, SA11 3TG

Offers In The Region Of £425,000

Occupying an enviable position on a generous plot, this detached residence offers a rare opportunity to restore and enhance a home of genuine period character. Dating back around 100 years, the property is offered with vacant possession and provides excellent potential for renovation. Spacious accommodation, mature gardens, a garage and driveway create the perfect foundation for a superb family home.

A welcoming porch leads into an impressive entrance hallway, with two large reception rooms providing flexible living and entertaining space. A bright sun room overlooks the garden, while the kitchen is complemented by a useful utility room and cloakroom.

The first floor centres around an attractive gallery landing, leading to generously sized bedrooms. The principal bedroom enjoys a dressing room or walk in wardrobe together with an en suite shower room, while the remaining accommodation is served by a family bathroom and separate WC.

Outside, the established gardens offer excellent space to enjoy and the detached garage adds further practicality. Subject to the necessary consents, there is exciting scope to enhance both the property and its grounds.

Main dwelling



Double doors into:

Porch 7'4" x 2'5" (2.24 x 0.75)

Doors into hallway:

Hallway 12'2" x 8'0" (3.72 x 2.46)



Parquet flooring flows through the space, with stairs rising to the first floor, useful understairs storage, exposed beams to the ceiling and a wall-mounted radiator.



Lounge 23'9" x 11'11" (7.24 x 3.65)



Bay window to the front, a gas fireplace (not tested), coving to ceiling, two radiators, and doors opening through to the sunroom.





Sun room 12'11" x 7'7" (3.94 x 2.33)



Built-in bookshelves, French doors to the rear, dual aspect windows and a radiator.

Dining Room 16'7" x 12'2" (5.08 x 3.71)



Bay window to the front, parquet flooring, original tiled fireplace, serving hatch through to the kitchen, coving to the ceiling and a radiator.

Kitchen 12'0" x 9'7" (3.68 x 2.93)



Range of cream base and wall units with coordinating countertop, stainless steel sink with drainer, space for appliances, fully tiled walls, built-in cupboards, cushioned flooring and a window to the side.



Lobby area 5'10" x 2'10" (1.80 x 0.88)



Side door to driveway.

Utility room 6'5" x 5'8" (1.98 x 1.75)



Space for washing machine and fridge/freezer, stainless steel sink with drainer, wall-mounted boiler, two windows to the rear, partially tiled walls and cushioned flooring.

Cloakroom 5'1" x 2'4" (1.57 x 0.73)



W/C and wash hand basin with fully tiled walls, cushioned flooring, and a window to the rear, creating a practical space.

Landing 15'2" x 8'4" (4.64 x 2.55)



Window to the front, with a feature arch opening to the gallery landing, steps leading down and a radiator.



Bedroom 1 14'3" x 11'11" (4.36 x 3.64)



Bay window to the front.



En suite 6'9" x 3'11" (2.08 x 1.20)

Shower cubicle with a vanity sink, complemented by fully tiled walls.

Dressing room/walk in wardrobe 4'10" x 3'11" (1.48 x 1.21)

Bedroom 2 15'8" x 11'2" (4.79 x 3.42)



Bay window to the front, with a picture rail and a radiator.

Bedroom 4 10'3" x 8'11" (3.13 x 2.72)



Window to the side, a double cupboard with mirrored doors, and access to the loft area.



Family Bathroom 8'10" x 5'9" (2.70 x 1.76)



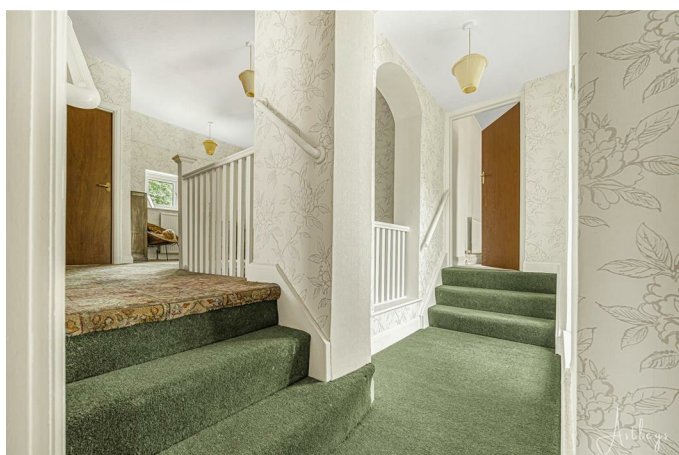
Marble-effect corner bath with a chocolate brown sink, complemented by fully tiled walls, mirrored built-in cupboards, a window to the side and a radiator.

W/C 4'11" x 2'5" (1.51 x 0.76)



Window to the rear.

Gallery landing 10'11" x 3'11" (3.33 x 1.21)



Stained glass window to the rear.

Bedroom 3 15'2" x 12'0" (4.64 x 3.66)



Bay window to the rear, with a corner sink and two radiators.



Garden



The front garden is lawned with shrubs, while the property benefits from off-road parking and a detached garage. To the rear, a crazy paved patio leads onto a lawned garden with mature trees and shrubs, alongside a useful garden storage room.



Garage



Drone



Agents notes

Neath Port Talbot Council Tax Band: G

Annual Price:

£4,236

Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

0 ft 2 / 0 m 2

Plot size:

0.13 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

15 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

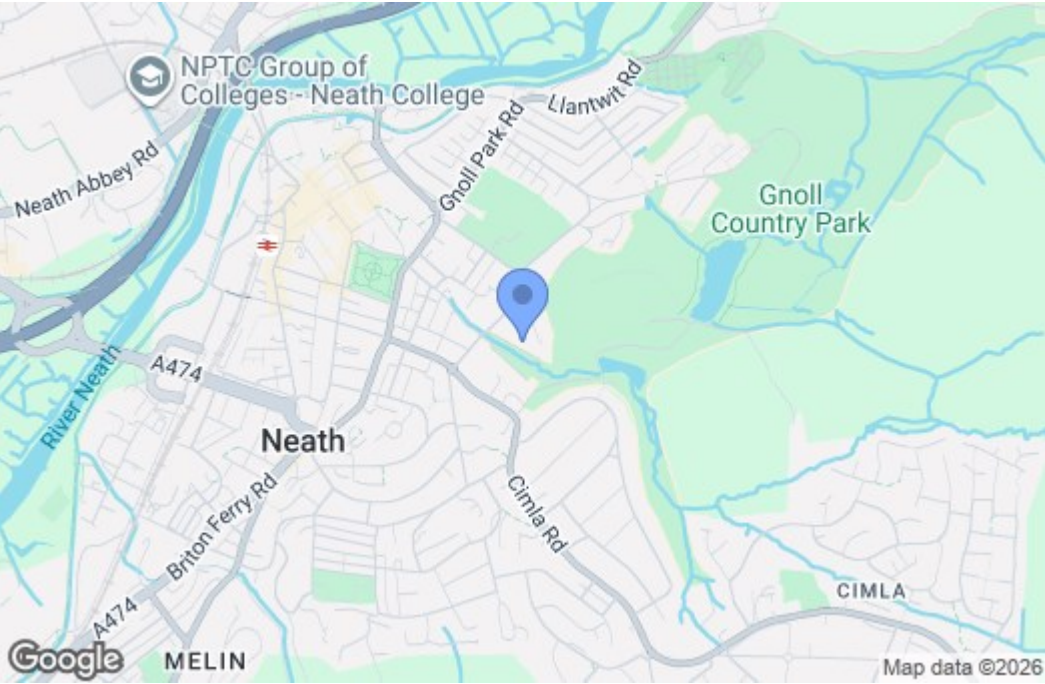
BT

Sky

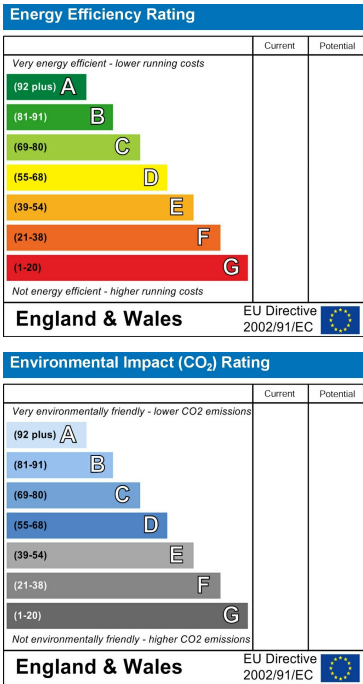
Virgin

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.