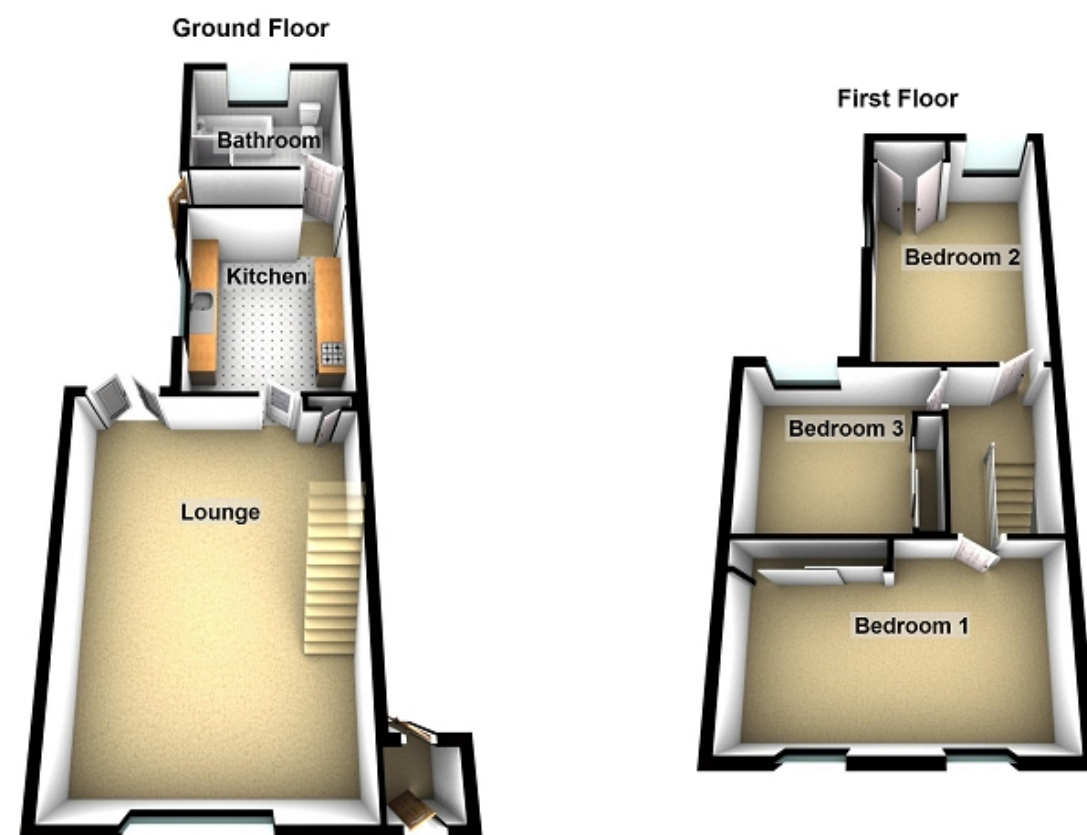
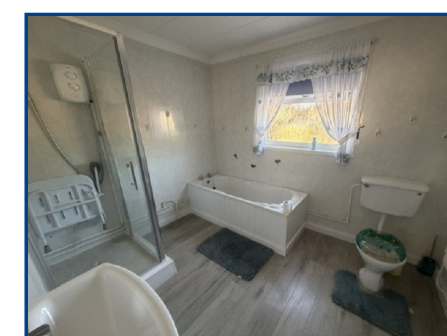
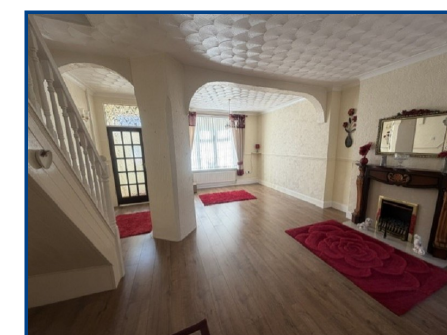
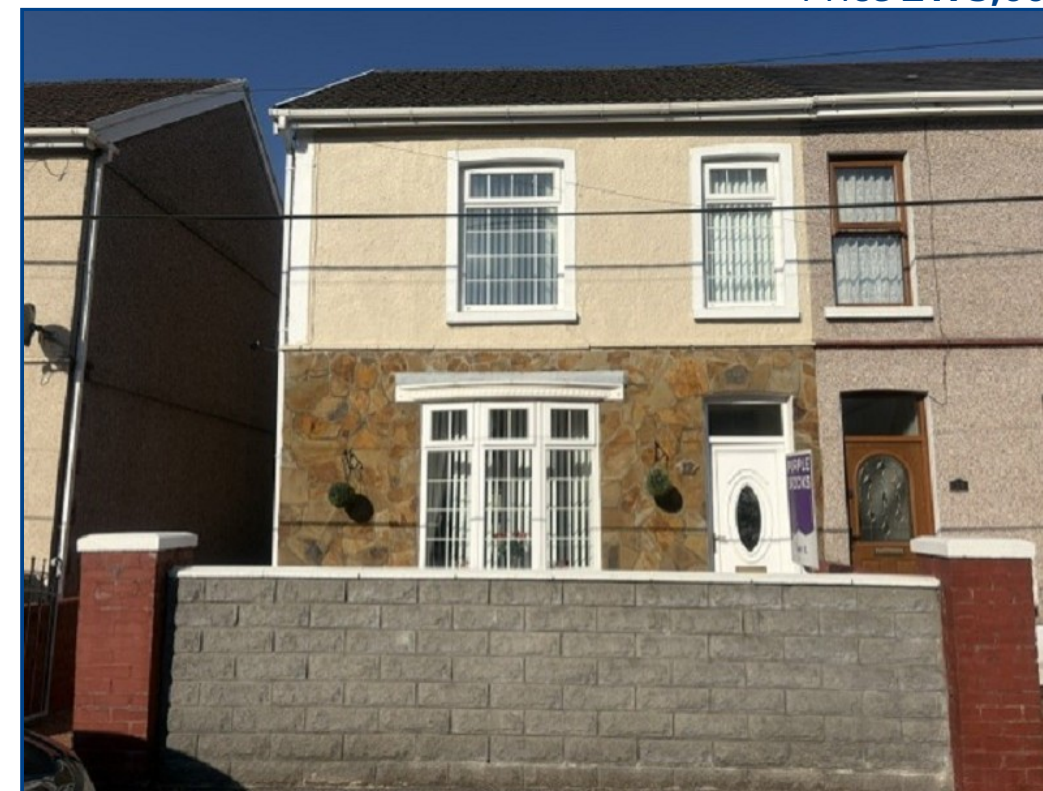




**Godfrey Avenue
Glynneath
Neath
Neath Port Talbot.**

Price £175,000



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- LOUNGE
- KITCHEN
- GROUND FLOOR FAMILY BATHROOM
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- SOME MODERNISING REQUIRED
- SINGLE GARAGE TO THE REAR
- IDEAL FAMILY HOME

General Description

Situated in the heart of Glynneath, within the picturesque Neath Valley, this well-presented semi-detached house offers a wonderful opportunity for families or first-time buyers seeking both comfort and potential. The property boasts three generously sized double bedrooms, providing ample space for relaxation and personal retreat. A practical ground floor bathroom is ideal for busy households and enhances everyday convenience.

EPC Rating: D60



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

This well presented semi-detached house, located in the heart of Glynneath in the picturesque Neath Valley, offers an excellent opportunity for those seeking spacious family living with the potential to add their own touches. Set in a friendly residential area, the property features three generously sized double bedrooms, providing ample space for both family life and visiting guests.

The bright ground floor bathroom caters to busy households, while the sizeable lounge and kitchen offer versatile living and entertaining options. Outside, a private enclosed rear garden provides a safe space for children to play or for enjoying outdoor dining during the warmer months, and a single garage ensures convenient and secure parking.

Glynneath is renowned for its vibrant community feel, with local amenities including shops, pubs, and cafés just a short stroll away. Nature lovers will appreciate the proximity to Waterfall Country, home to some of the most stunning trails and scenic spots in South Wales, whilst swift access to the A465 Heads of the Valleys Road

makes commuting to Neath, Swansea and beyond exceptionally convenient. The area boasts good primary schools, sporting facilities, and riverside walks along the Neath River for those who enjoy an active lifestyle.

While the property is well presented throughout, it also provides scope for modernisation—ideal for anyone wishing to create a personalised family home in one of South Wales’ most sought-after locations.

Early viewing is highly recommended—don’t miss your chance to discover the potential of this charming Neath Valley home. Contact us today to arrange your visit.

Entrance Hall (3' 08" x 3' 05") or (1.12m x 1.04m)
Entrance to hall, tiled flooring, radiator.

Lounge (21' 05" x 15' 11") or (6.53m x 4.85m)
Window to the front, French doors opening to the rear garden. Staircase leading to the 1st floor, wooden fire surround with inset

electric fire, under stairs storage cupboard. Laminated flooring, radiators.

Kitchen (12' 06" x 9' 11") or (3.81m x 3.02m)
Window to the side. A range of wall & base fitted units with sink unit & work top over. Electric hob, with newly fitted electric oven, plumbing for a washing machine. Partially tiled walls, tiled flooring. Wall mounted electric meter.

Inner Hall (9' 09" x 2' 08") or (2.97m x 0.81m)
Door to the side, giving access to the front & rear garden. Tiled flooring, radiator.

Family Bathroom (9' 09" x 8' 01") or (2.97m x 2.46m)
Frosted window to the rear, shower cubicle fitted with a disabled seat, panelled bath, vanity hand basin, low-level WC. Laminated flooring, panelled walls, radiator.

First Floor Accommodation. (12' 06" x 5' 09") or (3.81m x 1.75m)
Landing area, storage cupboard, radiator. Doors leading to.

Bedroom 1 (15' 07" x 10' 00") or (4.75m x 3.05m)
Windows to the front, built in wardrobes, radiators.

Bedroom 2 (13' 08" x 9' 11") or (4.17m x 3.02m)
Window to the rear, frosted window to the side. Storage cupboard housing gas central heating boiler, radiator.

Bedroom 3 (10' 10" x 9' 04") or (3.30m x 2.84m)
Window to the rear, built in wardrobes, radiator.

External
Paved frontage with loose stone border, side gated access to the rear garden. Enclosed low maintenance rear garden, benefiting from paved area with loose stone, greenhouse. External water supply. Two outbuildings & garage. Gated access to the rear lane.

Services
Mains gas, mains water, mains electricity, mains drainage

Council Tax
B

