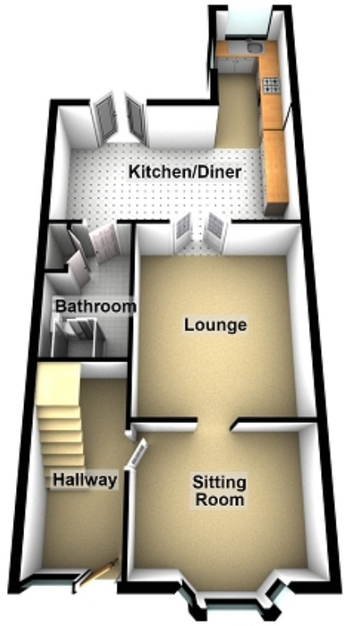
Ground Floor



First Floor









Viewing: **01639 646 926** Website: **www.ctf-uk.com** Email: **neath@ctf-uk.com**

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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.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Park Avenue
Glynneath
Neath
Neath Port Talbot.

Price **£250,000**











- **SEMI DETACHED PROPERTY**
- **3 BEDROOMS**
- **TWO RECEPTION ROOMS**
- **OPEN PLAN KITCHEN/DINER**
- **MOUNTAINSIDE VIEWS**
- **OFF ROAD PARKING**
- **GARAGE**
- **ENCLOSED REAR GARDEN**

General Description

EPC Rating: D68

Presenting a well presented semi-detached property situated in the heart of Glynneath, Neath Valley. This attractive family home offers three generous bedrooms, ensuring ample space for rest and relaxation. Call us today to schedule your viewing appointment....

Property Description

Situated in the heart of Glynneath, within the picturesque Neath Valley, this well presented semi-detached property offers the perfect balance of comfort and convenience for modern family living. Boasting three generously proportioned bedrooms, the home is ideal for growing families, professionals, or those seeking a little extra space.

Upon entering, you are greeted by stylish décor, complemented by the thoughtful provision of both upstairs and downstairs shower rooms, ensuring busy mornings run smoothly. The living spaces are bright and inviting, crafted with practicality and relaxation in mind.

Outside, off-road parking leads directly to a garage, offering secure storage and peace of mind. To the rear, an enclosed low-maintenance garden provides a private haven for outdoor entertaining, children's play or simply unwinding at the end of the day.

The location in Glynneath is second to none. The Neath Valley is celebrated for its outstanding natural beauty, with the waterfall country of Pontneddfechan just a stone's throw away. Local amenities include well-regarded schools, supermarkets, and traditional high street shops, while excellent transport links provide swift access to the wider Neath and Swansea areas. For those who enjoy the outdoors, the nearby Brecon Beacons National Park offers breath-taking walks, cycling routes, and wildlife in abundance.

This is a truly attractive opportunity for those seeking a move-in ready home in a desirable and well-connected community. Arrange a viewing today to fully appreciate all this property has to offer.

Hallway (13' 1" x 5' 11") or (4.0m x 1.80m)
Entrance to hallway, enclosed consumer unit. Under stair storage, radiator.

Sitting Room (12' 03" x 9' 08") or (3.73m x 2.95m)
Curved bay windows to the front, electric fireplace, radiator, laminate flooring. Opening to.

Lounge (13' 11" x 12' 01") or (4.24m x 3.68m)
Double doors leading to an open plan kitchen and diner. Electric fireplace, radiator.

Open Plan Kitchen / Dining Room (17' 5" x 19' 0") or (5.30m x 5.80m)

Park Avenue, Glynneath, Neath, Neath Port Talbot.

Window and double French patio doors to the rear. 'L' shaped kitchen/diner, range of wall and base units. Integrated electric oven and cooker with extractor fan above. Sink unit, radiator, tiled flooring.

Shower Room & WC (7' 04" x 5' 10") or (2.24m x 1.78m)
Frosted window to the side, shower cubicle, low-level WC, hand basin. Airing cupboard with plumbing for washing machine and tumble dryer. Radiator, partially panelled walls.

First Floor Accommodation (6' 11" x 5' 11") or (2.10m x 1.80m)
Window to the side, loft access, doors leading to;

Bedroom 1 (12' 6" x 12' 2") or (3.80m x 3.70m)
Window to the rear, fitted wardrobes, enclosed boiler, radiator.

Bedroom 2 (11' 2" x 9' 10") or (3.40m x 3.00m)
Curved bay window to the front, radiator.

Bedroom 3 (8' 10" x 8' 2") or (2.70m x 2.50m)
Window to the front, storage cupboard, radiator.

Shower Room & WC (7' 04" x 5' 10") or (2.24m x 1.78m)
Frosted window to the rear, vanity hand basin, WC, shower cubicle, vinyl flooring, panelled walls, heated towel rail.

Garage
Up and over door, new roof.

External
Off road parking to the front, lawn and patio seating area to the rear of the property. Fantastic panoramic views of the mountains.

Broadband and Mobile phone
Broadband in the sitting room, fast coverage.

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

Tenure
Freehold

Council Tax
C



