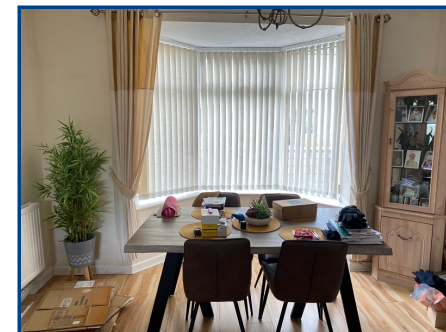


**Godfrey Avenue
Glynneath
Neath
Neath Port Talbot.**

Price **£140,000**



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- FIRST FLOOR BATHROOM
- SITTING ROOM TO LOUNGE
- DRIVEWAY TO THE SIDE
- ENCLOSED REAR GARDEN
- REQUIRES MODERNISING THROUGHOUT
- POTENTIAL TO EXTEND

General Description

Presenting a fantastic opportunity to acquire a three-bedroom semi-detached home in the heart of Glynneath, nestled within the picturesque Neath Valley. This property is brimming with potential, offering the perfect canvas for those eager to modernise a space to their own taste and create a beautiful family home.

EPC Rating: E53

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.

Godfrey Avenue, Glynneath, Neath, Neath Port Talbot.

Property Description

Situated in the heart of Glynneath, within the beautiful Neath Valley, this three-bedroom semi-detached property offers an exciting opportunity for those looking to create their ideal family home. Set on a generous plot, this residence benefits from valuable off-road parking and a spacious, enclosed rear garden—perfect for those seeking privacy and space for children to play or summer entertaining.

The property boasts three well-proportioned bedrooms and a first-floor bathroom, providing the fundamental layout for comfortable family living. Whilst the house requires modernisation throughout, it presents immense potential for personalisation and for those envisioning a substantial extension to the rear, subject to the necessary permissions.

Located in sought-after Glynneath, this home

places you conveniently within reach of local amenities, reputable schools, and picturesque outdoor escapes. The renowned Waterfall Country, with its scenic walking trails, is just a short drive away. Those needing commuter links will also benefit from easy access to the A465, connecting swiftly to Neath, Swansea, and beyond.

With outstanding potential and space to grow, this property represents a fantastic project in an excellent community setting. Arrange a viewing today and take the first step towards transforming this house into the home of your dreams.

Entrance Hall (12' 07" x 6' 03") or (3.84m x 1.91m)

Entrance to hallway, staircase leading to the 1st floor, radiator.

Sitting Room (12' 02" x 9' 05") or (3.71m x 2.87m)

Godfrey Avenue, Glynneath, Neath, Neath Port Talbot.

Bay window to the front, laminated flooring, radiator. Opening to.

Lounge (14' 07" x 12' 04") or (4.45m x 3.76m)

Window to the rear, wooden fire surround, laminated flooring, radiator.

Kitchen. (11' 03" x 6' 05") or (3.43m x 1.96m)

Window & door opening to the rear garden. Wall & base fitted units, electric cooker point, tiled for splash back.

First Floor Accommodation (8' 0" x 7' 02") or (2.44m x 2.18m)

Landing area, window to the side. Doors leading to.

Bedroom 1 (12' 08" x 12' 03") or (3.86m x 3.73m)

Window to the rear, radiator.

Bedroom 2 (11' 06" x 10' 04") or (3.51m x 3.15m)

Bay window to the front, radiator.

Bedroom 3 (8' 05" x 8' 01") or (2.57m x 2.46m)

Window to the front, attic entrance, radiator.

Bathroom

Frosted window to the rear, panelled bath, hand basin, low-level WC, partially tiled walls. Storage cupboard housing gas central heating boiler.

External

Low maintenance frontage with off road parking to the side of the property. Enclosed rear garden benefiting from lawn & timber shed.

Services

Mains electricity, mains water, mains gas, mains drainage

