



Godfrey Avenue, offers in the region of £170,000

- No ongoing chain!
- Off road parking & garage
- Generous rear garden
- Ideal purchase for first-time buyers, families, or investors
- EPC Rating: D
- Council Tax Band : B



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About the property

Situated on the popular street of Godfrey Avenue in Glynneath, this lovely three bedroom semi-detached home is for sale with no ongoing chain. With great links to stores and restaurants through Glynneath as well as commuting routes via the A465 onto the M4 or A470, Welsh & English Speaking Primary Schools and popular routes through the Brecon Beacons!

The property is approached via a gated driveway leading to a garage, providing parking for at least two vehicles. Internally, the home is entered through a welcoming entrance hallway with stairs rising to the first floor and doors leading to the main living areas. To the front of the property, the spacious lounge features a beautiful bay window, with sliding doors opening into a second reception area, creating a versatile double lounge perfect for both relaxing and entertaining. The generous kitchen/dining room offers ample worktop space and storage, making it ideal for modern family living.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a large, low-maintenance rear garden with useful outhouses providing excellent additional storage space.

Accommodation

Entrance Hallway

Reception Room One

Reception Room Two

Kitchen/Diner

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom



Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 87.2 m² (938 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.