



27 CARDIFF STREET, ABERDARE, CF44 7DP

TEL: 01685 878000 FAX: 01685 878000



Heathfield Avenue

Glynneath, Neath, SA11 5AB

£195,000



Nestled in the charming village of Glynneath, this immaculate terraced house on Heathfield Avenue presents an excellent opportunity for those seeking a delightful home in a picturesque setting. With three well-proportioned bedrooms, all with fitted wardrobes, this property is perfect for families or individuals looking for extra space and practicality.

The inviting reception room offers a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests. The layout of the house is practical and functional, ensuring that every corner is utilised effectively. The bathroom is well-appointed, providing a comfortable space for daily routines.

One of the standout features of this property is its proximity to local attractions, including stunning waterfalls that are sure to captivate nature enthusiasts and those who enjoy outdoor activities. The beautiful village of Glynneath boasts a friendly community and a range of amenities, making it a desirable location for both living and leisure.

This home is not just a place to live; it is a gateway to a lifestyle enriched by the natural beauty and charm of the surrounding area. Whether you are a first-time buyer or looking to settle down in a tranquil environment, this property offers a wonderful opportunity to create lasting memories. Do not miss the chance to make this lovely house your new home.



Entrance Hall

UPVC front door. Radiator.

Living Room 20'11 x 12'06 (6.38m x 3.81m)

UPVC double glazed bay window to front. Radiator x3. Built-in storage. Electric wall mounted fire.

Kitchen/Diner 16'08 x 11'02 (5.08m x 3.40m)

UPVC double glazed window and door to rear. Integrated electric oven and hob. Wine cooler. Integrated dishwasher. Provisions for washer/dryer/fridge/freezer. Radiatorx2.

Bathroom 10'09 x 5'03 (3.28m x 1.60m)

UPVC double glazed window to rear. Heated towel rail. Vanity handwash basin. W.C. Bath. Separate shower. Storage.

Landing

Attic trap.

Bedroom 1 16'00 x 10'07 (4.88m x 3.23m)

UPVC double glazed window to front x2. Radiator. Fitted wardrobes.

Bedroom 2 10'01 x 10'01 (3.07m x 3.07m)

UPVC double glazed window to rear. Radiator. Fitted wardrobes.

Bedroom 3 9'10 x 9'03 (3.00m x 2.82m)

UPVC double glazed window to rear. Radiator. Fitted wardrobes.

Outside

Rear access. Patio and artificial grass lawn. Outside tap. Power point to front.

Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

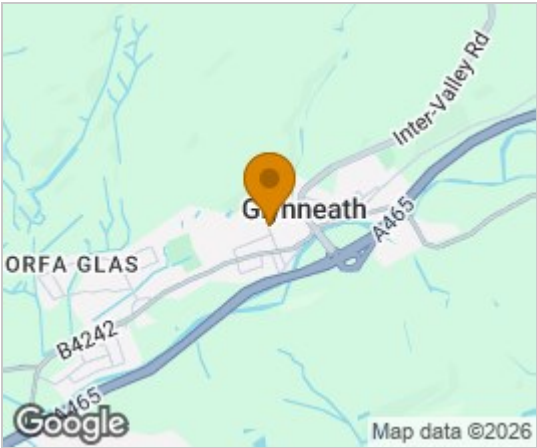
The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

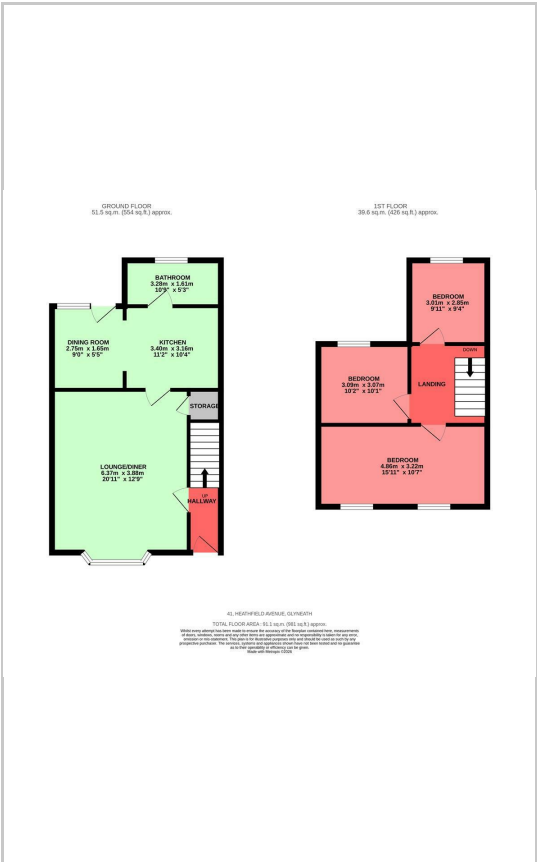
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

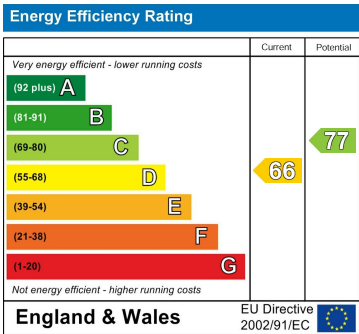
Area Map



Floor Plans



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.