

# FOR SALE

HOUSE - SEMI-DETACHED

13 Llewellyn Avenue,  
Neath, SA10 7AL



## ASKING PRICE

**£294,950**



Offered for sale a traditional semi-detached family home located in one of Neath's most sought after locations where properties very rarely come to the market so viewing comes highly recommended. Situated within walking distance to Schools and Colleges, the Gnoll Country Park and all amenities and facilities at Neath Town Centre. A traditional 3 bedroom semi-detached family home, benefiting from gas central heating and double glazing, accommodation over 2 floors to include; entrance hallway with original Parquet flooring, cloakroom, spacious lounge with Parquet flooring, modern fitted kitchen/dining room with Granite style worktops and to include some appliances to the ground floor with 3 bedrooms all with a range of triple fitted wardrobes and family bathroom to the first floor. There is ample off-road parking to the driveway, detached garage and offers a beautiful enclosed garden to rear.



- EPC TBC
- SEMI-DETACHED FAMILY HOME
- LOUNGE
- BEAUTIFUL LONG REAR GARDEN
- COUNTRY WALKS

- SOUGHT AFTER LOCATION
- KITCHEN/DINING ROOM
- PROPERTIES RARELY COME TO THE MARKET
- WALKING DISTANCE TO NEATH TOWN CENTRE
- VIEWING RECOMMENDED