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5 Dynevor Avenue
Neath
SA10 7AG

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Asking price **£450,000**

A detached house on a spacious corner plot at the junction of Dynevor Avenue and Llewellyn Avenue, in a much sought after residential area within walking distance of Neath Town Centre, convenient for the A465 Neath/ Abergavenny/ Heads of the Valley Trunk Road, Junction 43 of the M4 Motorway and all local centres of employment and recreation.

Detached Family Home

On Spacious Corner Plot

In sought After residential Area

Lounge/Dining Room,
Kitchen/Diner

Sitting Room/Study, 2
Shower rooms

3 Double Bedrooms,
Bathroom/W.C.

Attached Garage, Lawned
gardens





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Accommodation comprises to the ground floor entrance hallway, shower room, lounge/dining room, sitting room/study, further shower room, kitchen/diner. To the first floor there are 3 double bedrooms and bathroom/W.C. There is an attached garage. The sitting

room/study along with shower room can be utilised separately as a 'granny annexe'.

Accommodation:- Enter via part frosted glazed exterior door into entrance hallway with radiator, underfloor safe. Shower Room walls part tiled, radiator, pedestal wash hand basin, W.C. and shower.

Lounge/dining room (25.3ft x 15ft max) 3 double radiators, gas coal effect fire within wood/marble fireplace, 3 windows including bay window to front.

Sitting Room/ Study (18.2ft x 10ft) Laminate floor, 2 double radiators, patio door to front, sliding door to rear leading to shower room. Shower Room part tiled walls, hand basin, W.C., disabled shower, double radiator.

Kitchen/Dining Room (19.3 ft x 16ft max) L-shaped with tiled floor, part-tiled walls, 2 double radiators, 1 1/2 bowl sink unit, fitted wall and base cupboards and drawer units including built-in electric oven, gas hob with extractor over, dishwasher, patio door to side exterior, walk-in cloakroom. frosted glazed door to rear hall. Rear Hall with tiled floor, door to attached garage, frosted glazed exterior door. Turned staircase from hall leading to first floor.

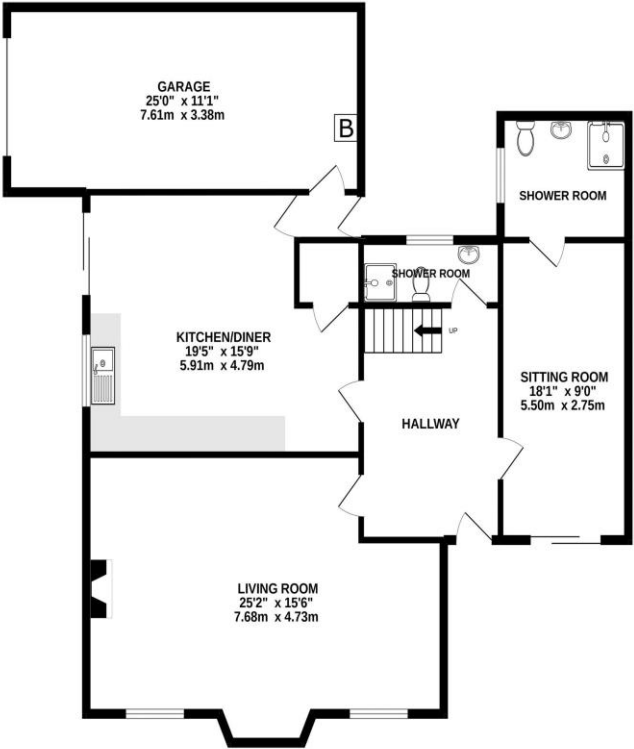
First Floor with built-in cupboard and built-in airing cupboard. Front Bedroom (13ft x 12ft) with radiator, full wall length part- mirrored wardrobes with matching bedside cabinets.

Front Bedroom 2 (13.5ft x 9.8ft max) with radiator. Rear Bedroom (12.3ft x 10.4ft) with radiator, fitted mirrored wardrobes.

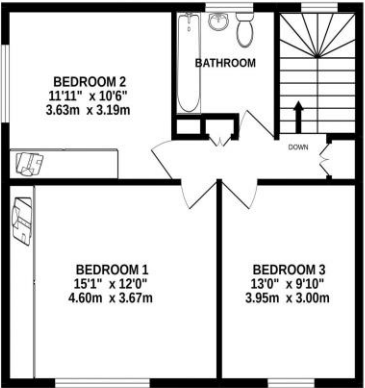
Bathroom/W.C. Fully tiled floor and walls, radiator, fitted pedestal wash hand basin, W.C. and bath. Externally there are enclosed lawned gardens to front and side with pedestrian access to Dynevor Avenue, brick built garden shed, patio to rear.

Double Garage (19ft x 19ft) with light and power, boiler serving central heating and domestic hot water, sink unit, plumbed for washing machine, sliding door to parking area to front and access to Llewellyn Avenue.

GROUND FLOOR
1353 sq.ft. (125.7 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1914 sq.ft. (177.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

SAT NAV USERS SA10 7AG

Tenure

Freehold

Services

All mains services.
Council Tax Band F
EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

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414/22, 10:05 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
5 Dywysor Avenue SA10 7AG	Energy rating C	Valid until: 10 April 2032 Certificate number: 9266-1006-7204-8572-0210
Property type		Detached house
Total floor area		140 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

