



Gnoll Avenue, Neath. SA11 3AF

FOR SALE
£350,000



- **VICTORIAN SEMI-DETACHED**
- **ORIGINAL FEATURES WITH LUXURIOUS FINISHES**
- **SPACIOUS LIVING AREAS**



4



3



2



Property Description

We are proud to present this truly stunning four-bedroom Victorian stone-fronted end-of-terrace home, located on the sought-after Gnoll Avenue in Neath. Immaculately presented and beautifully styled throughout, this property seamlessly blends original period features with luxurious, modern finishes.

From the moment you enter, the charm is undeniable—original Victorian floor tiles, panelled walls, and a classic stair runner set the tone in the entrance hall. The ground floor offers two generously sized reception rooms: the front lounge boasts a large bay window, elegant marble fireplace, detailed panelling and a statement chandelier, while the second reception features an original fireplace, floor-to-ceiling window, and a second chandelier, creating a warm and inviting space.

The standout kitchen is a perfect blend of style and function, featuring striking black cabinetry with gold hardware, herringbone flooring, a central island with marble worktop, and crisp white multipanel tile splashbacks. Off the kitchen, a spacious utility room continues the sleek aesthetic, with ample storage and a second gold sink. The ground floor also includes a stylish W/C finished in marble-effect tiles with gold accents—and even features a custom dog shower, which could easily be converted into a standard shower if needed.

Upstairs, the master suite is a real showstopper, complete with freestanding bathtub, built-in wardrobes, elegant panelling, and its own luxury ensuite with a walk-in rainfall shower, all finished with high-quality marble tiling and luxurious gold burlington brassware. Two further large double bedrooms and a good-sized single offer flexible family living. The stunning family bathroom includes another freestanding bath, marble finishes, and coordinating gold burlington fittings, completing the upper floor in style.

Outside, the low-maintenance rear garden is perfect for relaxing or entertaining, with a paved patio, artificial lawn, and a wooden gazebo adorned with planting, all surrounded by private fencing. This is a rare opportunity to own a truly impressive period home in a prime location—early viewing is highly recommended.

FRONT GARDEN

Charming patioed front garden with mature trees and decorative gravel. Original Victorian fencing surrounding. Original wooden door to access property. Side gate which leads to rear garden.

PORCH

1.42 m x 1.35 m

Emulsion walls with panelling. Textured ceiling. Original tiled floors. Radiator. Door to entrance hallway.

ENTRANCE HALLWAY

6.48 m x 3.12 m

Emulsion walls with panelling. Textured ceiling. Original tiled floors. Original coving. Chandelier. Radiator. Under stairs storage. Doors to reception rooms and kitchen. Stairs with runner to first floor.

RECEPTION ROOM 1

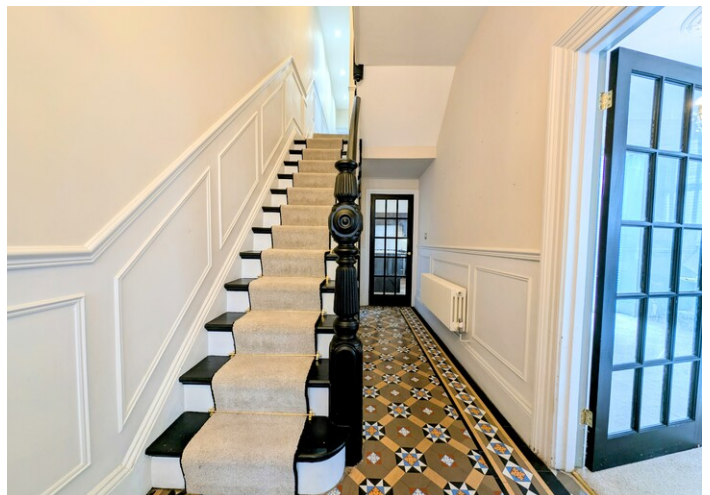
4.68 m x 4.64 m

Emulsion walls with panelling. Textured ceiling. Cream carpeted flooring. Large bay window to front floods the room with natural light. Radiator. Power points. Marble fireplace as centre-piece

RECEPTION ROOM 2

3.76 m x 3.71 m

Emulsion walls and ceiling. Cream carpeted flooring. Original fireplace as centre piece. Chandelier X2 UPVC windows to side. Floor to ceiling window to rear. Radiator. Power points.



KITCHEN

4.43 m x 3.57 m

Striking black cabinetry complemented by marble counter tops with gold hardware. Emulsion walls and ceiling. Herringbone flooring. White marble multipanel splashback. Under cabinet LED lighting. Integrated fridge freezer and dishwasher. Kitchen sink with gold pull out tap. Range cooker. Kitchen island with storage. Built in pantry. Large UPVC window to side. Radiator. Power points. Door to utility room.



UTILITY ROOM

3.49 m x 3.45 m

Emulsion walls and ceiling. Herringbone flooring. Black cabinetry with gold hardware. Kitchen sink with gold pull out tap. Door to W/C. Door to storage cupboard. UPVC door and window to side.



DOWNSTAIRS W/C

2.61 m x 1.74 m

Emulsion ceiling with spotlights. Emulsion walls. Herringbone flooring. Velux window and window to side. Toilet with gold burlington brassware. Black and white wash basin unit with gold burlington brassware and marble tile splash back. Dog shower. Door to storage cupboard.



LANDING

8.81 m x 1.96 m

Emulsion walls with panelling. Emulsion ceiling with spotlights. Cream carpeted flooring. Chandelier. Doors to bedrooms and bathroom. Power Points. Radiator



BEDROOM 1

6.14 m x 4.00 m

Emulsion walls with panelling. Emulsion ceiling. Cream carpeted flooring. Freestanding bath with gold burlington brassware. Marble splash back and LED lighting. Chandelier and statement fixtures. Wall mounted mirrored side tables. X2 large UPVC windows to front. Built in wardrobes. Power points. Radiator. Door to en-suite

EN-SUITE

2.28 m x 1.79 m

Emulsion ceiling with spotlights.
Emulsion walls with marble tiles. Marble tiled floors. Walk in shower with rainfall shower head and burlington brassware. LED mirror. Gold towel heater.



BEDROOM 2

4.01 m x 3.41 m

Emulsion walls and ceiling. Cream carpeted flooring. UPVC window to rear. Radiator. Power points.



BATHROOM

2.55 m x 1.86 m

Emulsion ceiling with spotlights.
Emulsion walls with marble tiles. Marble tiled flooring. Freestanding bath with burlington brassware. Wash basin with gold burlington brassware. Gold towel heater. Toilet. UPVC window to side.



BEDROOM 4

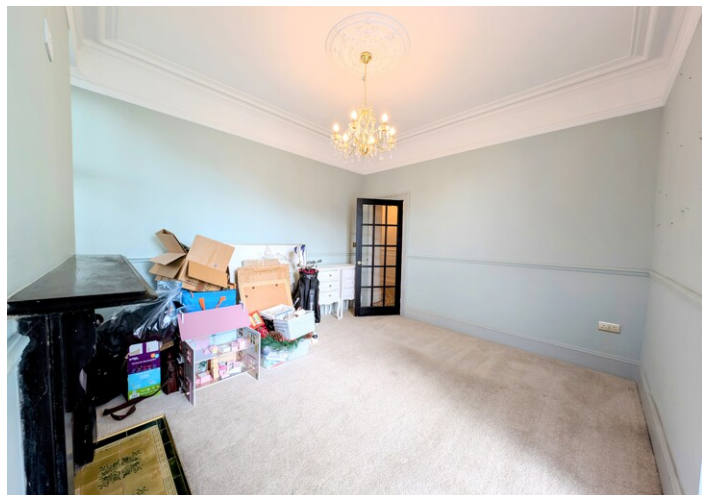
2.61 m x 2.28 m

Emulsion walls and ceiling. Cream carpeted flooring. UPVC window to side. Built in storage cupboards. Radiator. Power points.

BEDROOM 3

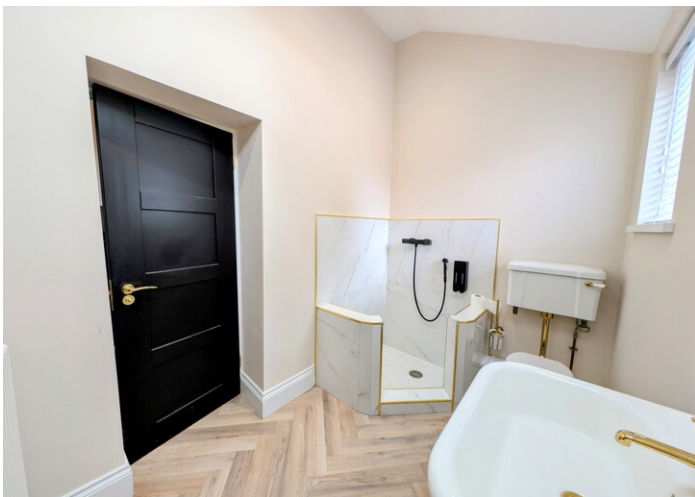
3.48 m x 3.42 m

Emulsion walls and ceiling. Cream carpeted flooring. UPVC window to rear. Built in storage cupboards. Radiator. Power points.



REAR GARDEN

Stunning low-maintenance patioed garden surrounded by wooden fencing providing plenty of privacy. Artificial lawn area. Wooden built gazebo adorned by artificial plants and flowers. Side gate access. Gate access to front of property.













EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

FLOORPLAN



Misdescriptions 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 a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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