

## 15 New Road, Cilfrew, Neath, SA10 8LL

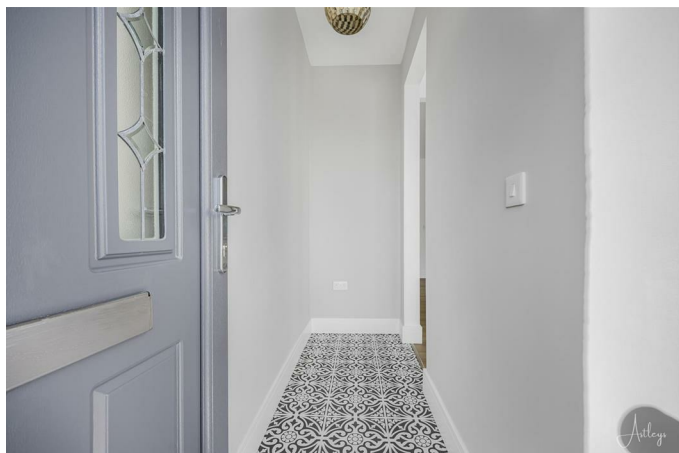
**Offers In The Region Of £170,000**

Nestled in the charming location of New Road, Cilfrew, Neath, this semi-detached home is an ideal first time purchase and a true gem waiting to be discovered. You'll be greeted by a space that has been meticulously improved and modernised to a high standard, offering a blend of comfort and style. The property boasts a generously sized lounge/dining room, perfect for entertaining guests or simply relaxing after a long day. The modern shaker style kitchen is a chef's dream, providing ample space to whip up culinary delights. Additionally, the sunroom/snug offers a cosy retreat where you can unwind with a good book or enjoy a cup of tea. Upstairs, you'll find two double bedrooms that are flooded with natural light. The beautiful modern shower room adds a touch of luxury to your daily routine, making mornings a breeze. Outside, there is an elevated garden to the rear, where you can soak in the sunshine and enjoy al fresco dining with loved ones. The front of the property offers stunning views that will take your breath away, creating a picturesque backdrop to everyday life. Conveniently located close to local schools and Neath town centre, this home offers the perfect blend of tranquillity and accessibility.



**PVC entrance door into:**

**Entrance hallway 9'6" x 3'5" (2.90m x 1.04m)**



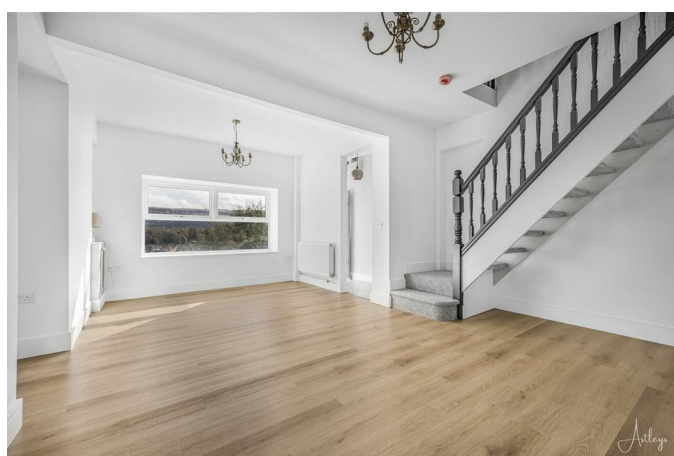
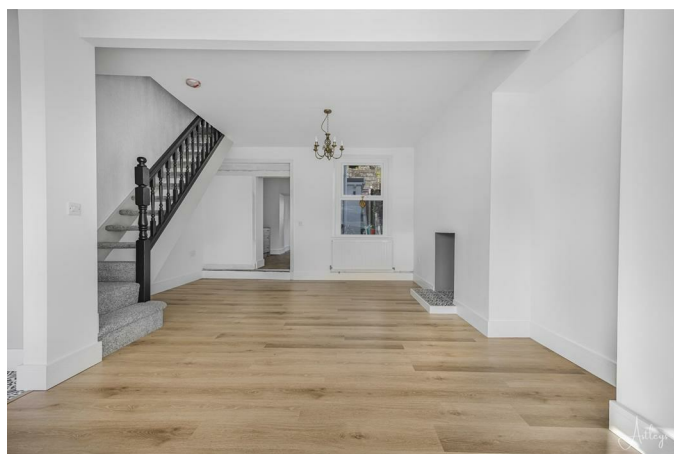
**With beautiful mosaic tiled floor, opening into:**

**Lounge/dining room 20'7" x 10'8" (narrow) x 14'2" (widest) (6.27m x 3.25m (narrow) x 4.32m (widest) )**



**With open fireplace with open flu, all ready to install a log burner if desired, LVT flooring, alcoves, two radiators, double glazed window to front and rear, open tread staircase to first floor, sliding door to:**

**Lounge virtually Furnished**

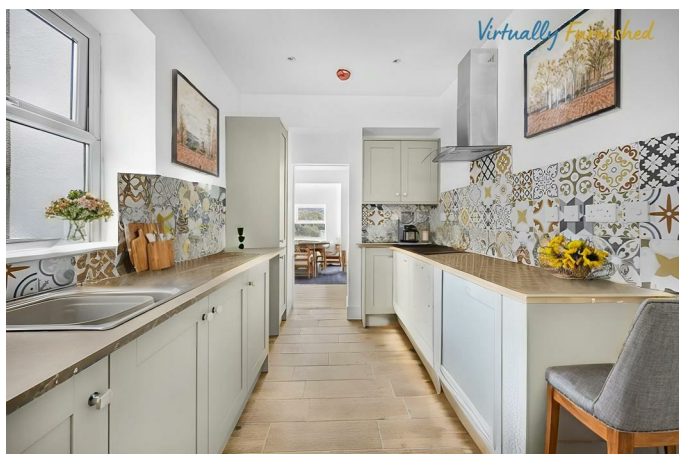


### Kitchen 10'7" x 7'5" (3.23m x 2.26m)

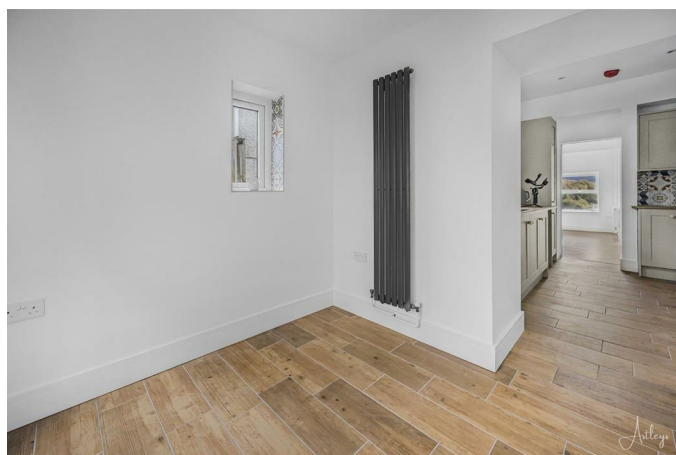


Beautiful 'shaker' style Benchmark kitchen in Pebble Grey with coordinating work surface, stainless steel sink unit, space for fridge/freezer, washing machine and oven, induction hob with extractor canopy over, part tiled walls, tiled floor, spotlights to ceiling, double glazed window to side, heat sensor to ceiling, door into:

#### Kitchen virtual furnished

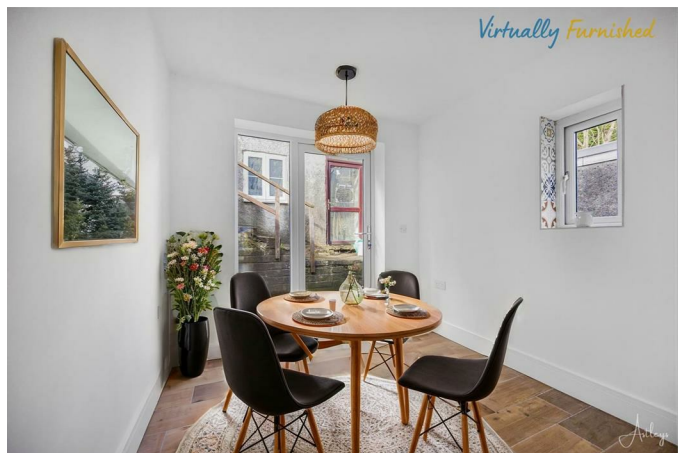


### Sun Room/Snug 8'2" x 7'7" (2.49m x 2.31m)



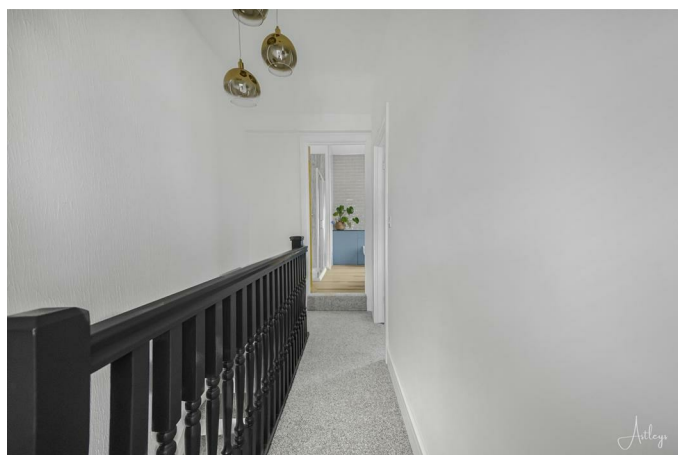
With double glazed patio door to rear garden, upright radiator in anthracite, spotlights to ceiling, double glazed window to side.

**Snug virtual furnished**



## **FIRST FLOOR**

**Landing 12'8" x 5'2" (3.86m x 1.57m)**

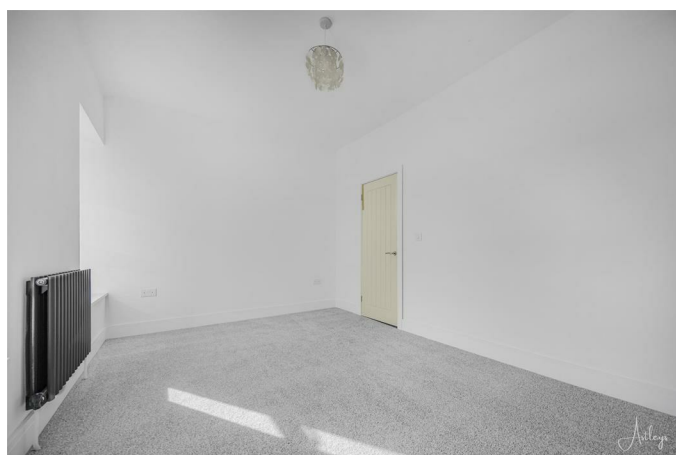


With access to roof space.

**Bedroom one 14'6" x 9'7" (4.42m x 2.92m)**



With two double glazed windows to front offering beautiful views, anthracite modern radiator,





**Bedroom two 10'8" x 8'7" (3.25m x 2.62m)**



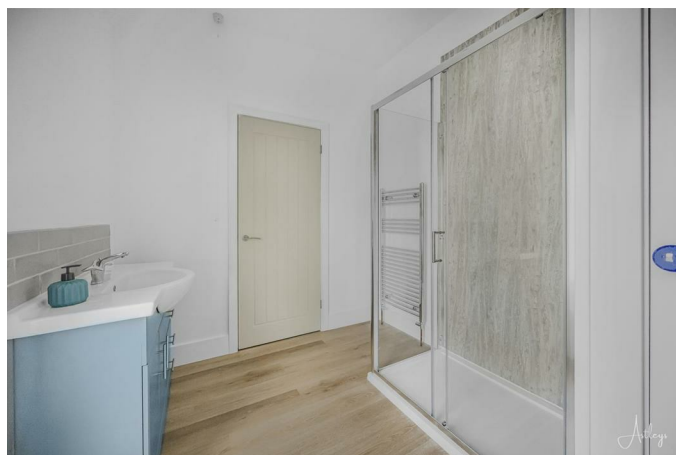
With double glazed window to rear, radiator.



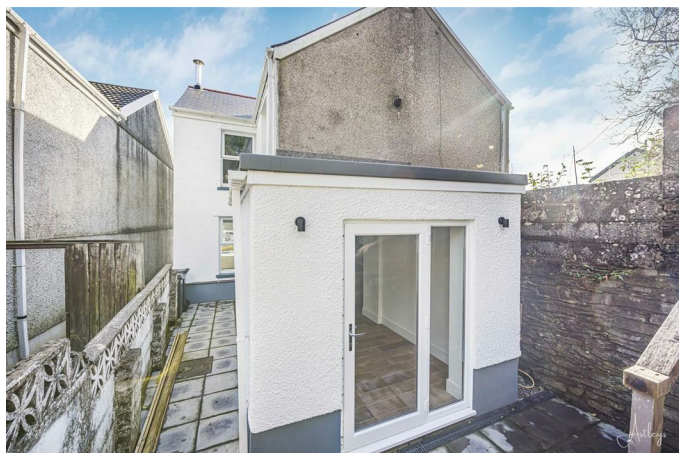
**Shower Room 10'1" x 7'5" (3.07m x 2.26m)**



Beautiful shower room in white providing double shower cubicle with 'aquamura' panelling, w.c. in sealed vanity unit, large wash hand basin set in vanity unit, cupboard housing combination gas central heating boiler, part tiled walls, LVT flooring,, chrome heated towel rail, double glazed window to side,



## Outside



Front forecourt garden area. Enclosed and tiered rear garden with concrete shed and various further patio areas for seating. There are panoramic views from the top of the garden over surrounding countryside.



## Drone



### AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

2 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

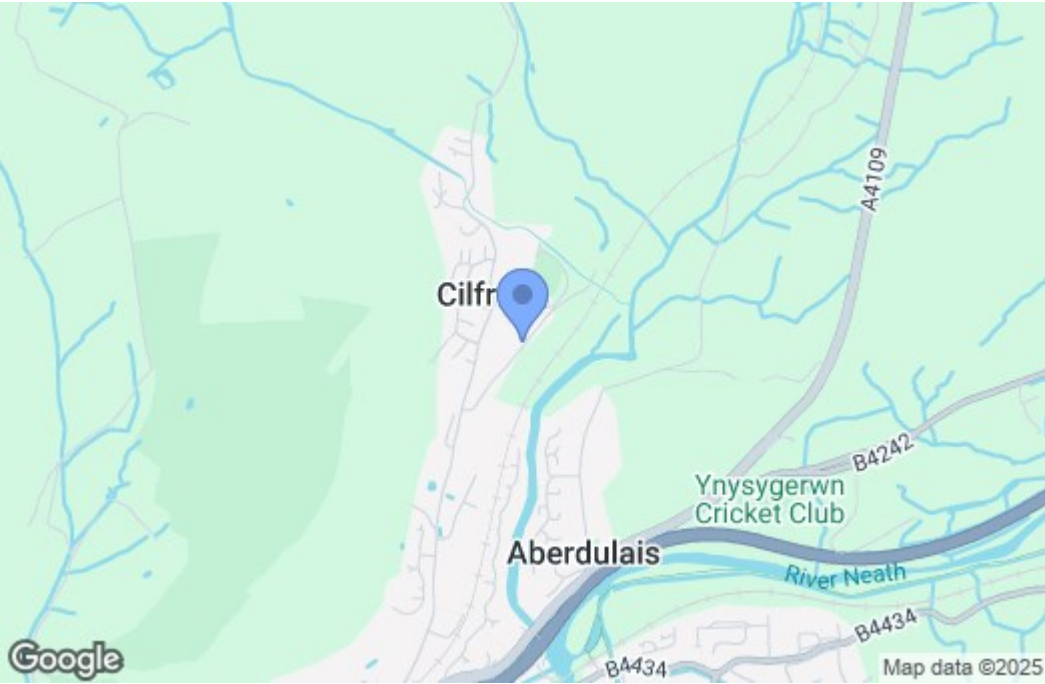
### AGENTS NOTE

Council Tax Band B £1774 per annum

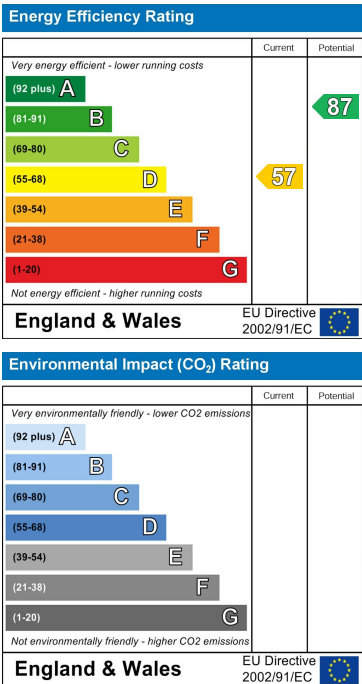
Floor Plan



Area Map



Energy Efficiency Graph



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