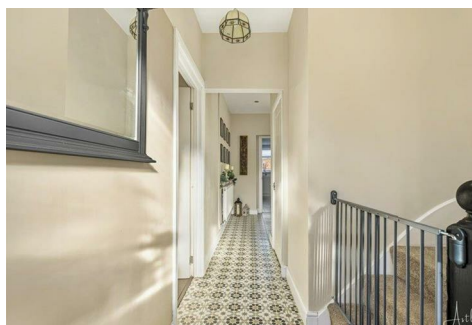




23 Chestnut Road, Neath, SA11 3PA

Offers In Excess Of £325,000

A beautifully appointed three-bedroom semi-detached family residence, located within a highly sought-after and well-regarded residential area. This impressive property offers a generous and versatile layout, comprising a spacious reception room and a contemporary open-plan kitchen/dining area with an adjoining snug, designed to suit modern family living and effortless entertaining. The ground floor is further complemented by a well-positioned downstairs WC, while the first floor provides three proportionate bedrooms and a family shower room. Externally, the property enjoys an enclosed rear garden, offering a private and secure outdoor space, together with off-road parking to the front for added convenience.

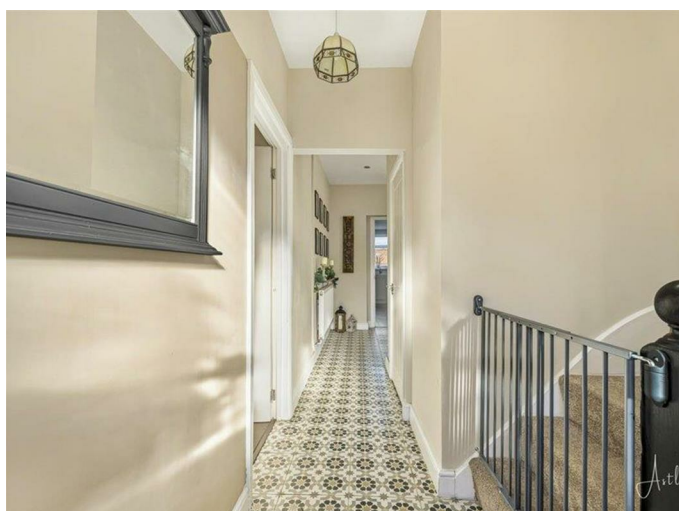
This home presents an excellent opportunity for discerning purchasers seeking a high-quality residence in a desirable and established location.

Main Dwelling



Enter via PVC door into:

Hallway 19'3" x 6'11" (5.87m x 2.11m)

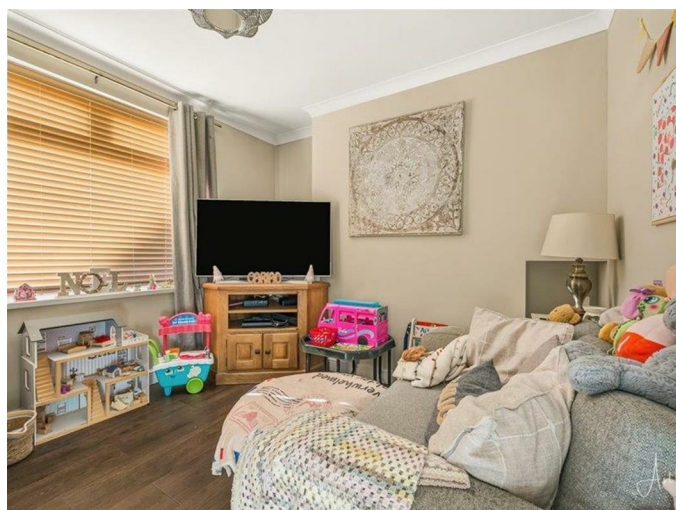


With tiled flooring, radiator, window to side, storage cupboard and stairs to first floor.

Hallway

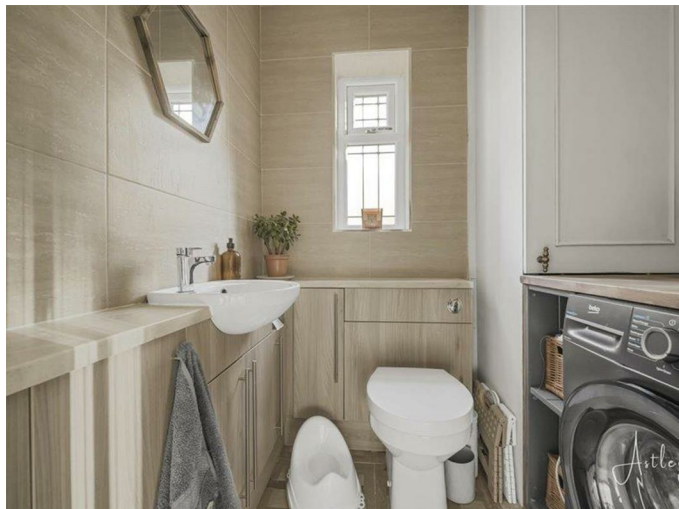


Reception room 9'58 x 10'58 (2.74m x 3.05m)



With window to front, radiator and laminate flooring.

Cloakroom



Fitted with two piece suite to include, low level wc, pedestal wash hand basin, fully tiled walls, tiled flooring. cupboard housing combination boiler, spot lights and window to side.

**Open Plan Kitchen/Living Area 18'32 x 13'43
lengthening to 25'50 (5.49m x 3.96m lengthening to
7.62m)**



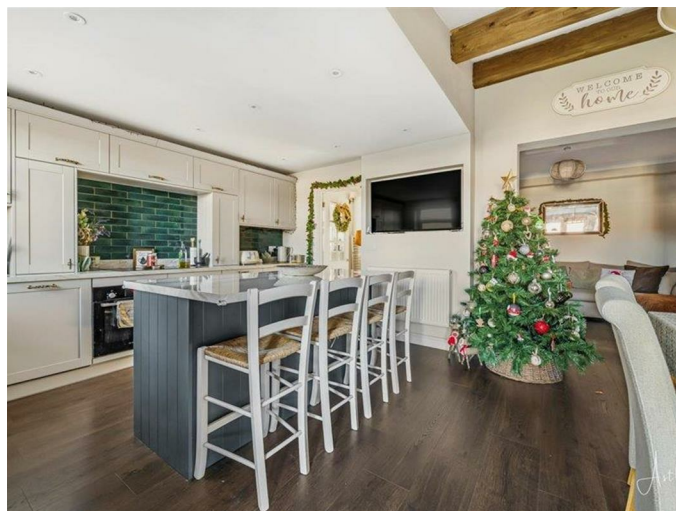
Fitted with base and wall units in mushroom colour with laminate work tops to include; matt sink and drainer with mixer taps, electric hob and oven, window to side and rear, laminate flooring, integrated dishwasher and wine cooler, space for fridge/freezer, part tiled walls, radiator, built in seating area, spot

lights, and patio doors to rear garden. Enjoy a cosy snug room just off the dining and kitchen area—perfect for relaxing with a book, morning coffee, or intimate conversation.”

Open Plan Kitchen/Living Area



Open Plan Kitchen/Living Area



Open Plan Kitchen/Living Area



Snug



Open Plan Kitchen/Living Area



Landing

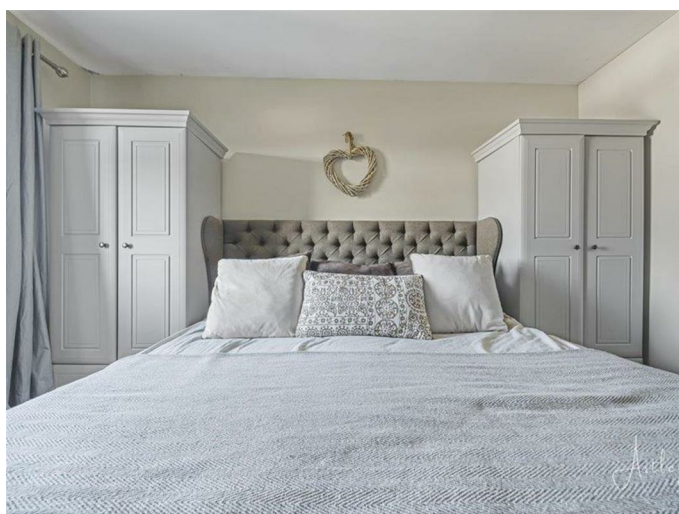


Bedroom one 14'65 x 8'49 (4.27m x 2.44m)



Double bedroom with space for wardrobes, window to rear and radiator.

Bedroom one

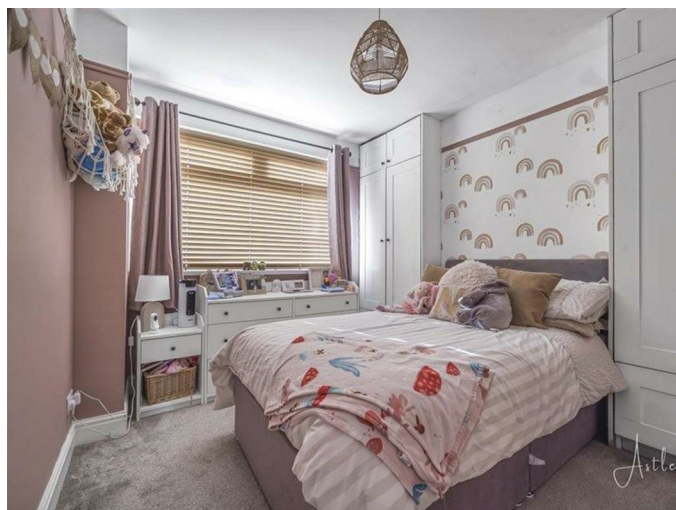


Ensuite 7'26 x 5'65 (2.13m x 1.52m)



Fitted with two piece suite in white to include, row top bath, sink on vanity unit, tiled flooring, spot lights and window to side.

Bedroom two 8'11 x 11'65 (2.72m x 3.35m)



Double bedroom with a range of fitted wardrobes, laminate flooring, radiator and window to front.

Bedroom two

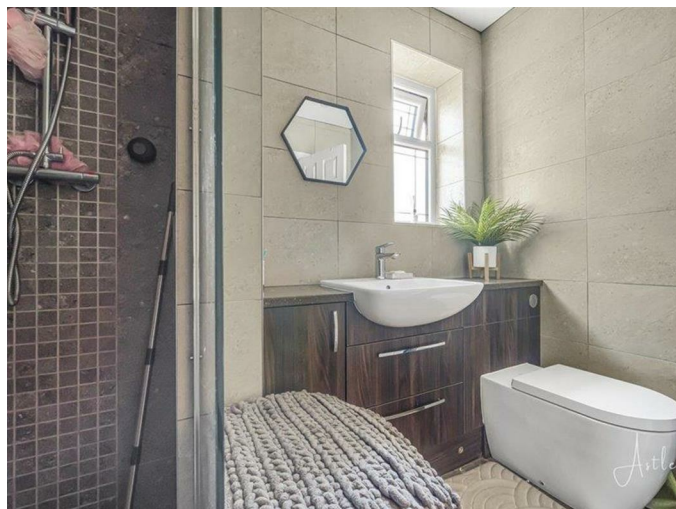


Bedroom three 9'63 x 9'34 (2.74m x 2.74m)



With window to rear, fitted wardrobes, laminate flooring and window to rear.

Shower room 5'64 x 8'04 (1.52m x 2.54m)



Three piece suite to include.; walk in shower, low level wc, sink on vanity unit, fully tiled walls, tiled flooring, heated towel rail, spot lights and window to side.

Outside



Enclosed rear garden offering laid to lawn, patio area and storage shed.

Outside

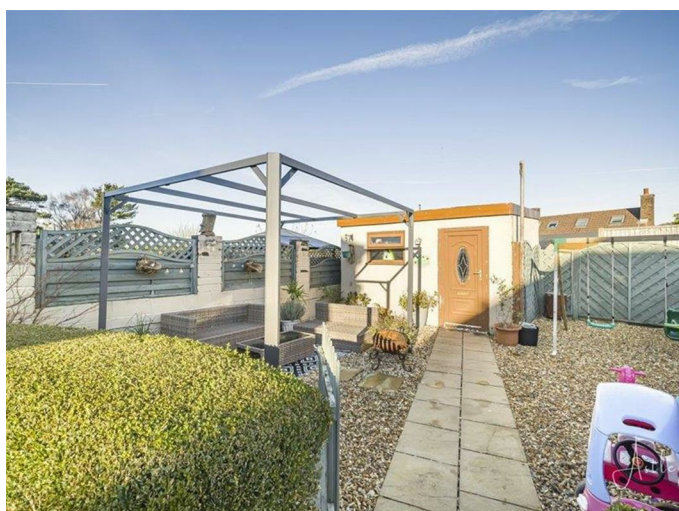


Outside



Outside

Outside



Drone Image



Agents Notes

Local Authority: Neath Port Talbot

Council Tax Band: D

Annual Price: £2,441

Conservation Area: No

Flood Risk:

River : Very low

Seas : Very low

Agents Notes

Mobile Coverage:

O2

Satellite / Fibre TV Availability:

BT

Sky

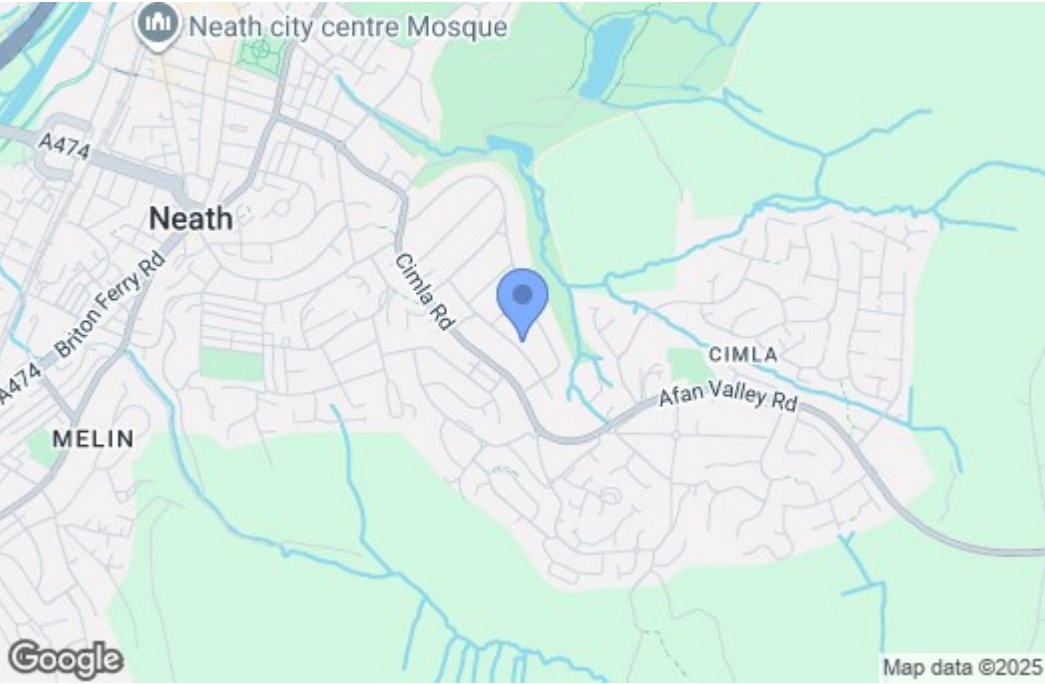
Virgin

Floor Plan

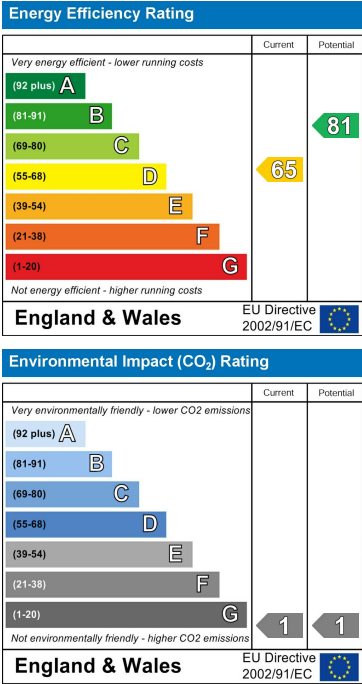


Total area: approx. 88.8 sq. metres (955.5 sq. feet)

Area Map



Energy Efficiency Graph



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