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26 Chestnut Road
Neath

SA11 3PB

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Asking price **£199,950**

A deceptively spacious and lovingly maintained three bedroom semi detached family home, extended to the rear to take advantage of the views of the large garden and located within a sought after area close to Neath town centre.

An ideal project purchase.

Situated in a highly sought after area.

Within walking distance to an abundance of local amenities and reputable schools.

Ground floor extension to the rear offering a spacious reception room.

Three good sized bedrooms, all with built in wardrobe storage.

Full boarded loft space with separate room and a velux window.

Full UPVC double glazing throughout.

Large, level enclosed rear garden with free standing pool.





A rare opportunity to purchase this lovingly maintained three bedroom semi detached family home, situated within a sought after area close to local amenities and the Gnoll Country Park. The property provides vast amounts of potential for further extension due to the generous plot it is positioned on and would make an ideal project to add value too.

The property is entered via a modern UPVC and glazed panel door into an entrance hallway, with the staircase positioned to the right hand side and doorways giving access to the front sitting room and rear kitchen.

The sitting room offers a smaller, snug space to enjoy as opposed to the large reception room to the rear. It offers a partial box bay window to the front, an ornate central feature fireplace with wooden surround and is flanked by matching alcove display cabinets and built in cupboard storage.

The kitchen has been fitted with a matching range of wooden base and wall mounted units, with a light laminated worksurface over. It offers two windows, one to the rear and a second to the side

and benefits from a pedestrian door providing access to the driveway. It offers space for a free standing cooker, space for a washing machine and has a stainless steel sink unit positioned below the side window.

A doorway off the kitchen leads through into the impressive sized lounge. The room is bright and spacious offering a contemporary stone fireplace to one wall and a set of patio doors to the rear, flanked by windows, giving access to the garden.

To the first floor the landing gives access to all three bedrooms, a loft inspection point and an airing storage cupboard.

Bedrooms one and two are good sized double bedrooms offering built in wardrobe storage. Bedroom three is a well proportioned single bedroom offering built in shelving and storage.

The loft inspection point opens to reveal a pull down ladder, offering access to a large bordered space, ideal for storage and within the attic a doorway

leads through into a loft room with power supply and velux window. The loft area benefits from lighting and power supply.

All three bedrooms share the use of the family bathroom. It has been fitted with a three piece suite comprising; panel bath with over bath electric shower fitted, pedestal wash hand basin and low level WC. The room offers an obscure window to the side, tiling to walls and a wall mounted heated towel rail.

Externally to the front of the property, the garden is mainly laid to a low maintenance stone chippings, bordered by mature shrubs, trees and plants. To the side of the stone chipping area, a concrete laid driveway offers off road parking with wrought iron double gates positioned parallel to the property, enclosing the side driveway from the front. At the end of the driveway is a large detached garage, offering wooden double doors for access and benefits from power supply and windows.

The impressive sized rear garden offers a array of mature plants, with various areas within the garden to relax and enjoy. There is a free standing wooden decked pergola to on side, a further wooden pergola to the rear boundary, an area of level lawn to one side flanked by wooden decking and a large, freestanding outdoor swimming pool.

AWAITING FLOORPLAN





Directions

For satnav users SA11 3PB

Tenure

Freehold

Services

Main services not including Gas.

Council Tax Band D

EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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EPC**

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