



**Neath Court, TS17 5DN**  
**4 Bed - House - Detached**  
**£299,995**

**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: E**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Neath Court Ingleby Barwick TS17 5DN

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* AMPLE OF OFF-STREET PARKING \*\*\*

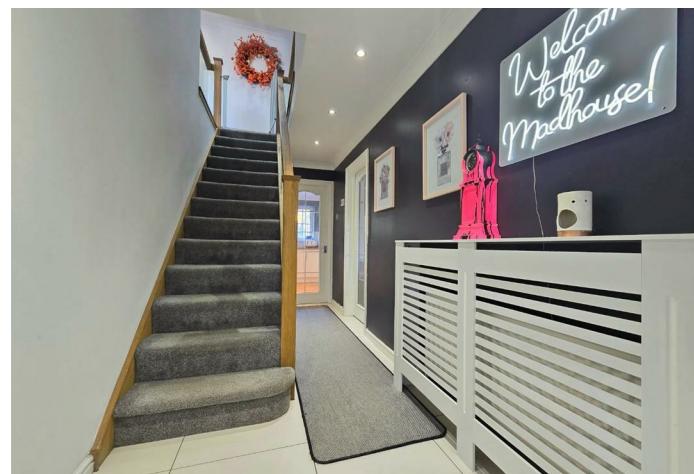
Smith & Friends Estate Agents are delighted to present this lovely four/five bedroom detached family home, positioned at the end of a quiet cul-de-sac, within the sought after area of Roundhill, Ingleby Barwick.

The property briefly comprises of; Entrance Hallway with Understairs Storage Draws, Downstairs WC, Open-Plan Living Room, leading to a Dining Area. At the Rear of the property off the Dining Room you will find a Spacious Conservatory. In addition, the property has a generous size Kitchen with Fitted Units and Oak Worktops, off the Hallway is a Second Reception Room with a Wet Room, (Currently used as a Fifth Bedroom).

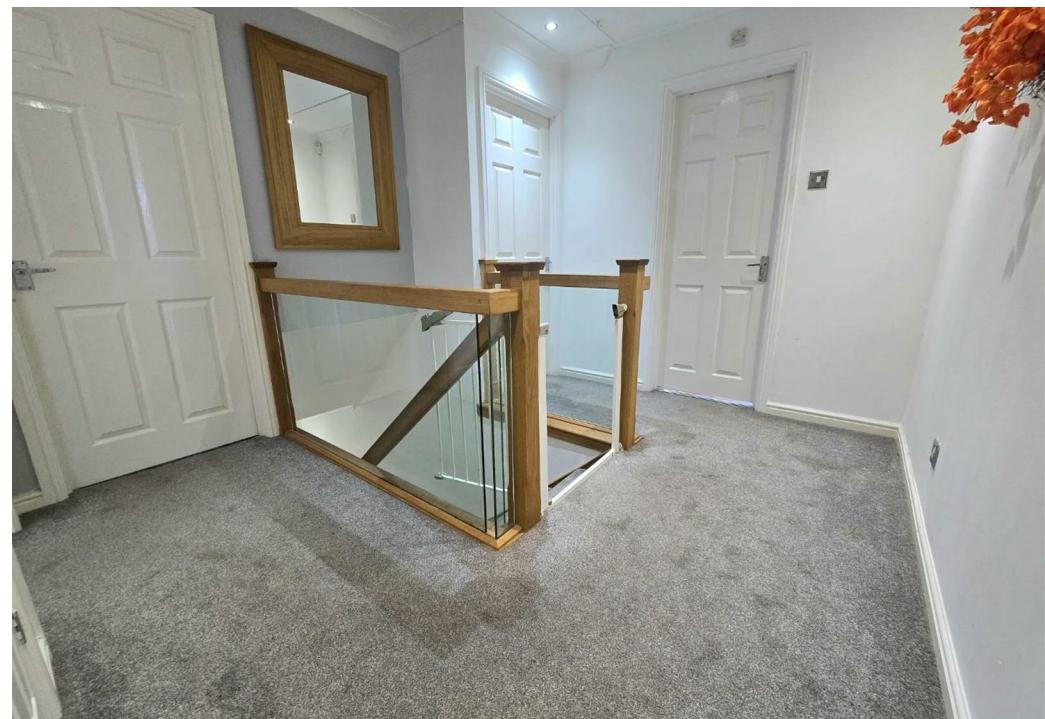
The first floor provides a open Landing, with Four Bedrooms, Master with Walk-In Dressing Room, in addition an En-Suite Shower Room, and off the Landing a Modern Family Bathroom with Underfloor Heating.

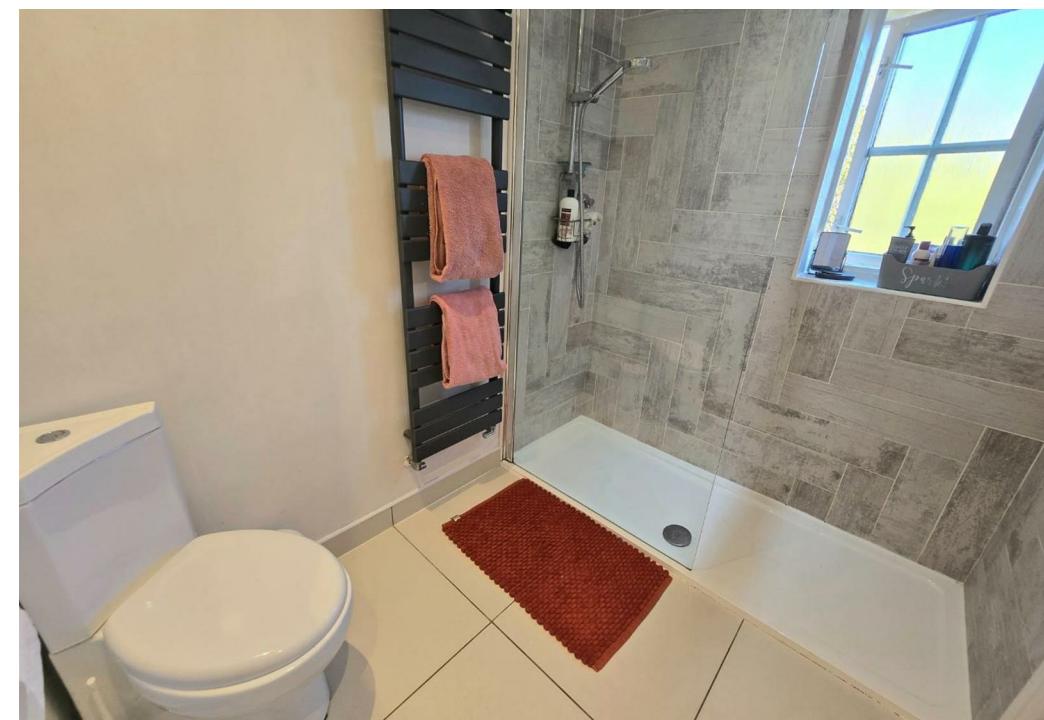
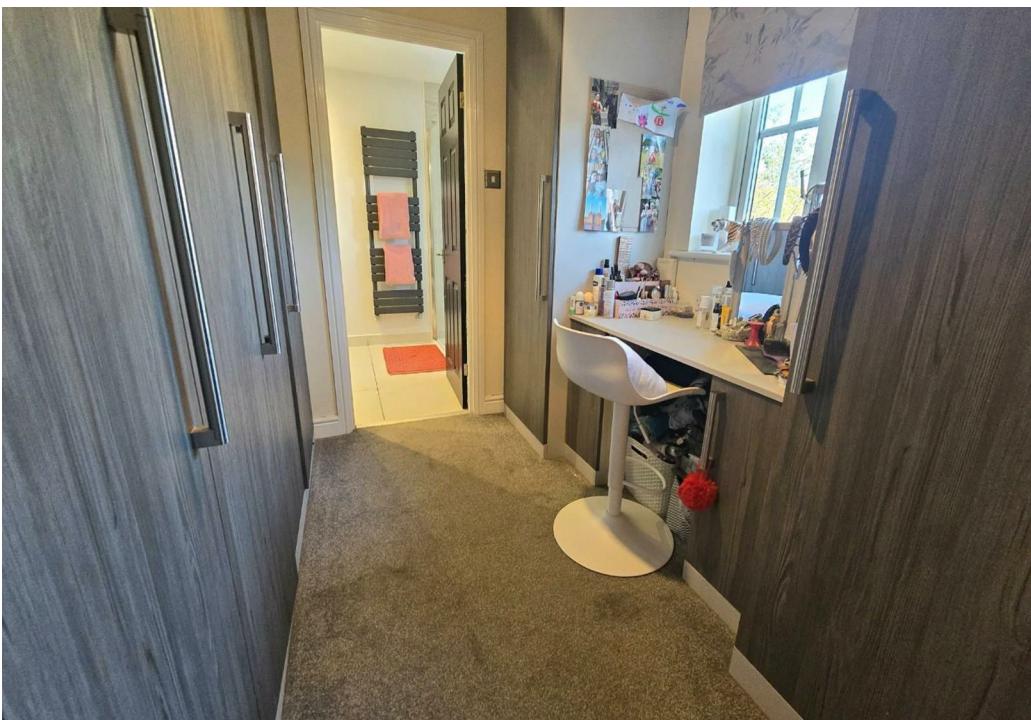
Externally, the property has Ample of Off-Street Parking to the Front, with a Single Garage, whilst having Side access to the Rear Garden with a Range of Patio and Lawn Area's.

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.











## GROUND FLOOR

### Entrance Hallway

21'6" x 6'0" (6.57m x 1.85m)

### Downstairs WC

6'1" x 3'3" (1.87m x 1.00m)

### Living / Dining Room

29'7" x 11'6" (9.03m x 3.52m)

### Second Reception Room

9'3" x 8'1" (2.82m x 2.47m)

### Walk-In Shower Room

7'1" x 8'1" (2.17m x 2.47m)

### Conservatory

12'0" x 10'4" (3.67m x 3.16m)

### Kitchen / Diner

14'9" x 16'11" (4.51m x 5.17m)

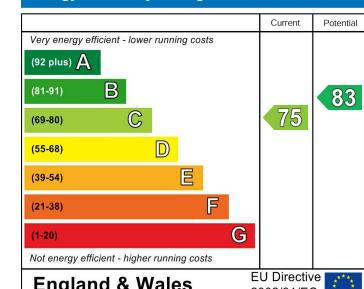
## FIRST FLOOR

### Landing

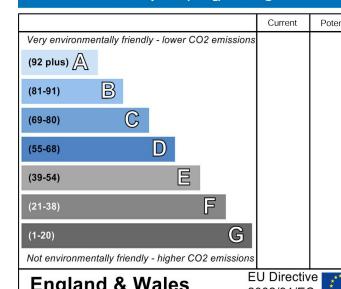
9'3" x 9'11" (2.82m x 3.03m)



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



### Bedroom 1

12'11" x 13'0" (3.95m x 3.98m)

### Walk-In Dressing Room

5'6" x 7'8" (1.69m x 2.36m)

### En-Suite

7'3" x 5'10" (2.22m x 1.79m)

### Bedroom 2

16'8" x 9'0" (5.10m x 2.76m)

### Bedroom 3

14'2" x 8'10" (4.33m x 2.70m)

### Bedroom 4

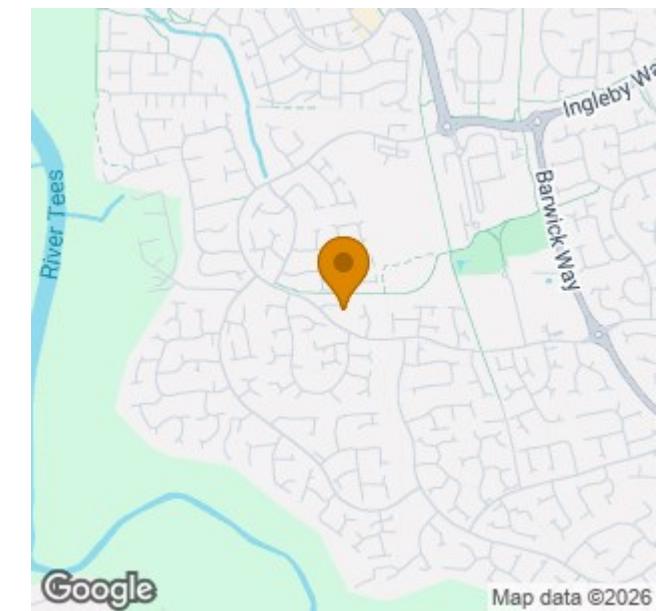
9'10" x 8'8" (3.00m x 2.66m)

### Family Bathroom

7'8" x 5'8" (2.36m x 1.73m)

### SINGLE GARAGE

16'1" x 8'6" (4.92m x 2.60m)





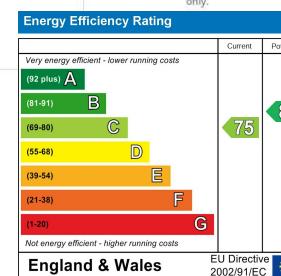


Approximate total area<sup>(1)</sup>  
1772 ft<sup>2</sup>  
164.5 m<sup>2</sup>



Ground Floor Building 2

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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