



Total area: approx. 119.3 sq. metres (1284.5 sq. feet)



**Dan y Graig Terrace  
Cadoxton  
Neath  
Neath Port Talbot.**

Price **£329,950**



- EXTENDED SEMI DETACHED PROPERTY
- 5 BEDROOMS + UPSTAIRS FAMILY BATHROOM
- LOUNGE
- KITCHEN / BREAKFAST ROOM
- AMPLE OFF ROAD PARKING FOR 5 VEHICLES
- IDEAL FAMILY HOME
- ENCLOSE PRIVATE REAR GARDEN

**General Description**

**SPACIOUS FAMILY HOME!**  
5 Bedroom semi detached property, situated in Dan Y Graig Terrace Cadoxton. Well presented throughout, call us today to book your viewing....



Viewing: **01639 646 926**

Website: [www.ctf-uk.com](http://www.ctf-uk.com)

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## Danygraig Terrace, Cadoxton, Neath, Neath Port Talbot.

### Property Description

SPACIOUS FAMILY HOME!

5 Bedroom semi detached property, situated in Dan Y Graig Road Cadoxton. Property offers; Entrance to hallway, lounge / dining room, kitchen / breakfast room to the ground floor, 5 Bedrooms, family bathroom & separate WC to the 1st floor. Off road parking to the side of the property for 5 vehicles, with established private spacious garden to the rear. Property is well presented throughout & ideal for a growing family, situated close to primary & comprehensive schools, and benefiting from Neath Town's local amenities. Viewing is highly recommended to appreciate this spacious property & convenient location. Call us today to book your viewing.....

### Entrance Hallway (9' 08" x 3' 06") or (2.95m x 1.07m)

Entrance to hallway, staircase leading to the 1st floor, spacious storage cupboard housing tumble dryer, tiled flooring, radiator. Doors leading to.

### Lounge (14' 01" x 11' 01" x 9' 9") or (4.29m x 3.38m x 2.97m)

Bay window & window to the front, feature fireplace with inset electric fire, solid oak wood flooring, radiator.

### Kitchen / Breakfast Room

### Kitchen (14' 03" x 10' 00" ) or (4.34m x 3.05m)

Window to the side, French doors opening on to the rear patio. A range of wall & base fitted units, with granite worktops over. Electric hob with extractor fan above, double oven, plumbing for washing machine & dishwasher, sink unit. Free standing island with additional storage. Opening to.

### Dining Area (12' 11" x 7' 01") or (3.94m x 2.16m)

Additional storage cupboards, tiled flooring, radiator.

### First Floor Accommodation (12' 02" x 2' 08" ) or (3.71m x 0.81m)

Landing area, window to the rear, attic entrance with fixed ladder, power & boarded. Attic also houses the gas central heating boiler. Doors leading to.

### Bathroom (6' 09" x 5' 10" ) or (2.06m x 1.78m)

Frosted window to the rear panelled bath with shower over with glass shower screen, hand basin, low-level WC, fully tiled walls, tiled flooring, heated towel rail.

## Dan y Graig Terrace, Cadoxton, Neath, Neath Port Talbot.

### Bedroom One (13' 05" x 11' 07" ) or (4.09m x 3.53m)

Window to the front, wooden fire surround with inset electric fire, picture rails & radiator.

### Bedroom Two (10' 02" x 9' 07" ) or (3.10m x 2.92m)

Window to the rear, laminated flooring, radiator.

### Bedroom Three (10' 03" x 8' 09" ) or (3.12m x 2.67m)

Window to the rear, laminated flooring, picture rails, radiator.

### Bedroom Four (11' 03" x 7' 07" ) or (3.43m x 2.31m)

Window to the front, laminated flooring, picture rails, radiator.

### Bedroom Five (9' 08" x 7' 08" ) or (2.95m x 2.34m)

Window to the front, wall fitted storage cupboards, laminated flooring, radiator.

### Separate Toilet (6' 05" x 2' 10" ) or (1.96m x 0.86m)

Frosted window to the side, vanity hand basin, low-level WC, fully tiled walls, tiled flooring, heated towel rail.

### External

Lawn frontage with off road parking for two vehicles, leading to electric security gates, which opens for further off road parking for an additional 3 vehicles. Enclosed established & spacious rear garden benefiting from patio seating area, lawn with apple & pear tree & additional mature shrubs leading to further undercover seating area, with summer house & outbuildings. Property also benefits from external lighting & water supply.

Summer House - 12'1 x 8'2

Front shed - 19' x 12'4

Back shed- 13'7 x 12'4

### Services

Mains electricity, mains water, mains gas, mains drainage

