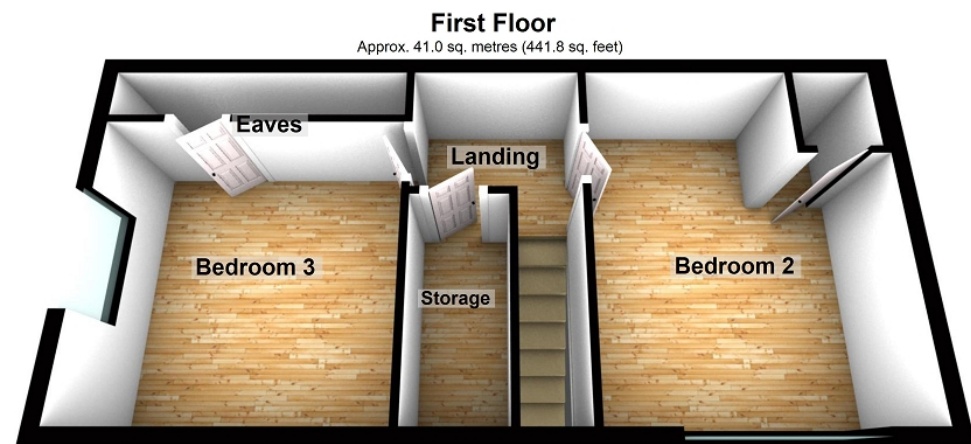
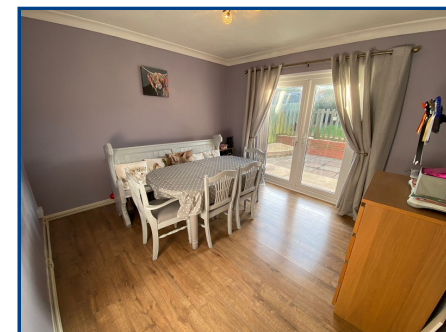


Total area: approx. 109.3 sq. metres (1176.6 sq. feet)



**Penyard Road
Neath
Neath Port Talbot.**

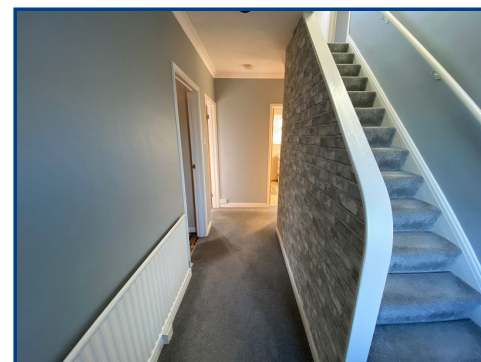
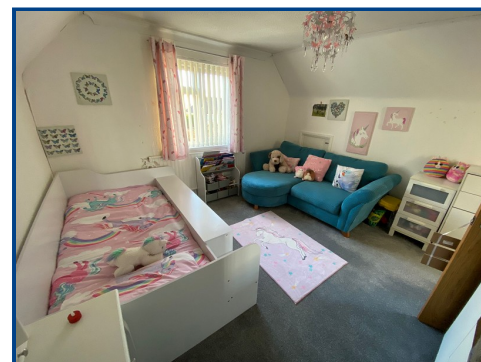
Price **£320,000**



- DETACHED PROPERTY
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- WELL PRESENTED
- WHEELCHAIR ACCESS
- FRONT AND REAR GARDEN
- OUTBUILDING

General Description

IDEAL FAMILY HOME!!...
We are pleased to present to the market, This beautiful three bedroom dormer bungalow. Situated in the heart of Neath Abbey!
Give us a call to view on 01639 646926!



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

Important notice
Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Penyard Road, Neath, Neath Port Talbot.

Property Description

We are pleased to present to the market, This beautiful three bedroom dormer bungalow. Situated in the heart of Neath Abbey. This property is well presented throughout. Offering an open plan kitchen/diner with breakfast bar, lounge, wet room and a bedroom to the ground floor. Two double bedrooms to the first floor. Externally a low maintenance frontage, spacious lawn and patio rear garden with an outbuilding. Excellent links to the A465 & M4 corridor, regular bus and train service. Close to local amenities, schools and neath Port Talbot college. Set in an elevated position with mountainside views.

Call in now to book a viewing on 01639 646926!..

Hallway (13' 9" x 6' 8") or (4.19m x 2.03m)

Entrance to hallway, under stair storage, radiator. Doors leading to.

Downstairs bedroom (10' 7" x 11' 11") or (3.23m x 3.64m)

Window to front, wall mounted lights, radiator.

Lounge (10' 11" x 11' 11") or (3.34m x 3.64m)

French doors to rear garden, radiator, laminate flooring.

Kitchen/Diner (23' 3" x 23' 7") or (7.08m x 7.20m)

Open plan kitchen diner, window to front and rear, door leading to the garden. Range of wall and base fitted units, breakfast bar, integrated fridge freezer. Freestanding electric hob and oven with extractor fan above, bowl and 1/2 sink unit, wood burner, storage cupboard with consumer unit, laminate flooring.

Penyard Road, Neath, Neath Port Talbot.

Wet Room/Shower Room (7' 3" x 6' 7") or (2.20m x 2.00m)

Frosted window to the rear, walk in shower, vanity hand basin, WC, extractor fan, radiator, tiled walls and flooring.

First Floor Accomodation (14' 2" x 6' 8") or (4.32m x 2.04m)

Velux window to the rear, storage cupboard, doors leading to.

Bedroom 2 (14' 8" x 11' 11") or (4.46m x 3.64m)

Window to rear, radiator, airing cupboard with boiler.

Bedroom 3 (11' 10" x 11' 11") or (3.61m x 3.63m)

Window to side, radiator, storage cupboard.

External

Concrete shed with plumbing for washing machine, spacious outdoor building with electric shutters, low maintenance front and rear garden, wheelchair access to the front.

Broadband and Mobile phone

Standard & super fast broadband speeds and downloads, there is no ultra fast broadband in this property.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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