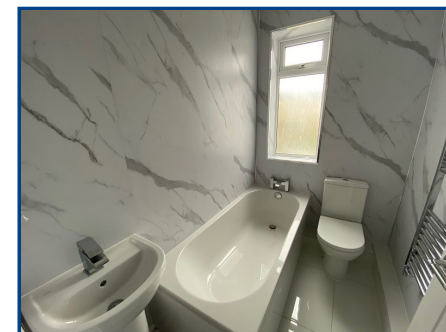


Total area: approx. 105.9 sq. metres (1139.4 sq. feet)

**Pant Yr Heol
Neath
Neath Port Talbot.**

Price **£135,000**

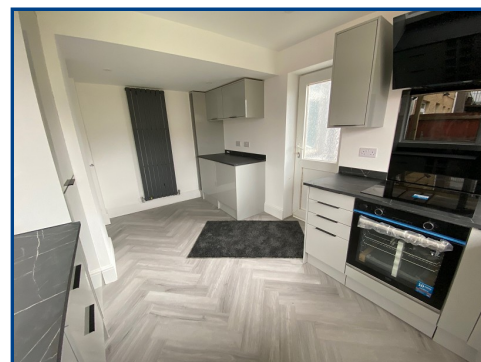


- MID TERRACE PROPERTY
- RENOVATED THROUGHOUT
- 4 BEDROOMS
- LOUNGE / DINING ROOM
- NEWLY FITTED KITCHEN & BATHROOM
- IDEAL FIRST PURCHASE
- NO CHAIN
- COUNCIL TAX BAND B

General Description

RENOVATED THROUGHOUT!
This 4 Bedroom property, is ideal for a growing family, situated in Pant Yr Heol Neath. Call us today to view....

EPC Rating: C69



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.

Property Description

RENOVATED THROUGHOUT!

This 4 Bedroom property, is ideal for a growing family, situated in Pant Yr Heol Neath. Property offers; Entrance to hallway, 4 Bedrooms to the 1st floor, with living accommodation to the lower floor, offering family bathroom, lounge / dining room, kitchen. Externally the property offers, spacious enclosed rear garden with parking to the rear for 3 vehicles. The property has been recently renovated benefiting from, newly fitted kitchen & bathroom, newly fitted

carpets & decorated throughout. Viewing is highly recommended to appreciate property & size for growing family. Call us today to book a viewing.....

Entrance Hallway (11' 02" x 3' 03") or (3.40m x 0.99m)

Entrance to hallway, staircase leading to the lower floor, newly fitted carpets throughout the property, frosted window to the side. Doors leading to.

Bedroom One (12' 04" x 10' 05") or (3.76m x 3.18m)

Window to the rear, attic entrance, radiator.

Bedroom Two (11' 09" x 11' 02") or (3.58m x 3.40m)

Window to the rear, radiator.

Bedroom Three (11' 07" x 10' 05") or (3.53m x 3.18m)

Bay window to the front, radiator.

Bedroom Four (8' 10" x 8' 02") or (2.69m x 2.49m)

Window to the front, radiator.

Lower Hallway (12' 04" x 4' 10") or (3.76m x 1.47m)

Inner hallway, with two spacious storage cupboards. Doors leading to.

Bathroom (7' 09" x 6' 08" x 4' 9") or (2.36m x 2.03m x 1.45m)

Frosted window to the rear, panelled bath, hand basin, low-level WC, shower cubicle, panelled walls, spotlights to the ceiling, heated towel rail.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

