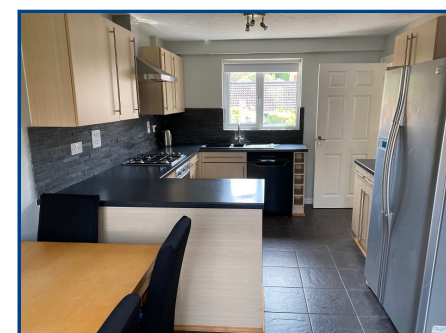


**Edith Mills Close  
Neath  
Neath Port Talbot.**

Offers Over **£289,950**



- **DETACHED THREE STOREY PROPERTY**
- **4 BEDROOMS + ENSUITE TO MAIN**
- **LOUNGE**
- **KITCHEN / DINER**
- **CONSERVATORY**
- **UTILITY & CLOAKROOM**
- **SPACIOUS DRIVEWAY LEADING TO GARAGE**
- **POPULAR LOCATION**
- **COUNCIL TAX BAND E**

**General Description**

**SPACIOUS FAMILY HOME!**  
Situating in a popular residential area. This property is a **MUST!!** to view, call us today to book your viewing.....

**EPC Rating: C71**

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](mailto:surveys@ctf-uk.com).

## Edith Mills Close, Neath, Neath Port Talbot.

### Property Description

SPACIOUS FAMILY HOME!

This property is situated in a popular residential area in a cul-de-sac location. Property offers; Entrance to hallway, lounge, conservatory, cloakroom, kitchen / diner & utility to the ground floor. Master bedroom with ensuite & bedroom 2 to the 1st floor. 2 Double bedrooms to the 2nd floor. Externally the property offers, spacious driveway leading to garage to the front of the property, with good size family garden & newly fitted decked seating area to the rear. The property is well maintained throughout & benefits from gas central heating & double glazing. This property is ideal for a growing family, close to local amenities benefiting from local primary school, shops, regular bus & rail service with good road links to the M4 corridor. Viewing is highly recommended to appreciate this spacious family home & location. Call us today to book a viewing.....

### Entrance Hallway (11' 10" x 6' 07") or (3.61m x 2.01m)

Entrance to hallway, staircase leading to the 1st floor, laminated flooring, radiator. Doors leading to.

### Cloakroom/W.C. (5' 09" x 2' 10" ) or (1.75m x 0.86m)

Low-level WC, wall mounted hand basin, laminated flooring, radiator.

### Lounge (16' 08" x 10' 02") or (5.08m x 3.10m)

Window to the front, wall mounted electric fire. Window & door opening to the conservatory, laminated flooring, radiator.

### Conservatory (19' 02" x 9' 10" ) or (5.84m x 3.00m)

French doors opening to the side, giving access to the rear garden, tiled flooring.

### Kitchen/Diner (16' 07" x 10' 0") or (5.05m x 3.05m)

Window to the front & rear, a range of wall & base fitted units with work top over, breakfast bar. Bowl & half sink unit, wall mounted electric meter, tiled flooring, radiator. Enclosed wall mounted gas central heating boiler. Door to.

### Utility Room (6' 06" x 4' 04" ) or (1.98m x 1.32m)

Base fitted unit with work top over, sink unit, plumbing for a washing machine, space for a tumble dryer, tiled for splash back, tiled flooring. Door access to the conservatory.

## Edith Mills Close, Neath, Neath Port Talbot.

### First Floor Accommodation (11' 10" x 10' 01") or (3.61m x 3.07m)

Window to the front, airing cupboard with tank, radiator. Doors leading to.

### Master Bedroom (16' 07" x 10' 01" ) or (5.05m x 3.07m)

Window to the front & rear, built in wardrobes, bedside tables & draws, radiator.

### Ensuite Shower Room (7' 00" x 4' 04" ) or (2.13m x 1.32m)

Frosted window to the rear, shower cubicle, hand basin, low-level WC, laminated flooring, partially tiled walls, radiator.

### Family Bathroom (7' 02" x 5' 06" ) or (2.18m x 1.68m)

Frosted window to the front, panelled bath, hand basin, low-level WC, partially tiled walls, laminated flooring, radiator.

### Bedroom Two (10' 08" x 9' 10" ) or (3.25m x 3.00m)

Window to the rear, radiator.

### Second Floor Accommodation (9' 05" x 6' 07" ) or (2.87m x 2.01m)

Landing area, roof window to the front, radiator. Doors leading to.

### Bedroom Three (11' 09" x 9' 11" ) or (3.58m x 3.02m)

Window to the front, roof window to the rear, radiator.

### Bedroom Four (11' 09" x 10' 02" ) or (3.58m x 3.10m)

Window to the front, roof window to the rear, attic entrance, radiator.

### External

Lawn frontage with side gated access to the rear garden. Shared spacious driveway, parking approximately 3 vehicles, leading to single garage (with power). Enclosed rear garden with paved seating area & built in BBQ, leading to spacious lawn with steps leading to newly fitted decked area.

### Broadband and Mobile phone

Excellent broadband speeds. Limited mobile network service.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Council Tax

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