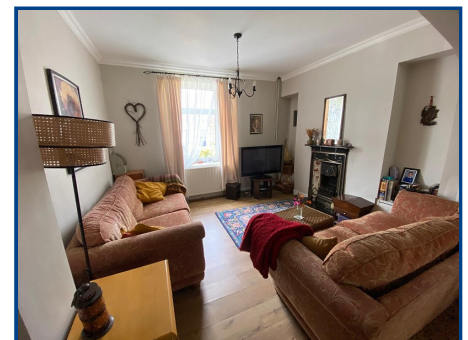


**Danygraig Road  
Neath  
Neath Port Talbot.**

Price **£109,950**



- MID TERRACED PROPERTY
- 2 BEDROOMS
- OPEN PLAN LOUNGE/DINER
- LOW MAINTENANCE FRONT GARDEN
- REAR ACCESS TO LOW MAINTENANCE REAR GARDEN
- COUNCIL TAX B
- FIRST TIME PURCHASE
- GARAGE TO THE REAR



**General Description**

**FIRST TIME PURCHASE!..**

We are proud to present to the market this, 2 bedroom mid terraced property, located in the heart of neath.

Call us today to book in a viewing...

**EPC Rating: D68**

## Danygraig Road, Neath, Neath Port Talbot.

### Property Description

We are proud to present to the market this, 2 bedroom mid terraced property, located in the heart of neath. This property offers; Entrance to porch, hallway, open plan lounge/diner, kitchen, bathroom to the ground floor. Stairs leading to 2 double bedrooms. Externally a low maintenance frontage, rear access to an elevated enclosed rear garden. Garage to the rear. Close to local amenities and Neath town centre. Good links to the A465 & M4 corridor. Regular bus routes and a 5 minute drive to Neath train station.

A fantastic opportunity for a first time purchase. Call us today to book in a viewing.

### Porch (4' 4" x 2' 11") or (1.31m x 0.89m)

Entrance to porch, wall mounted consumer unit.

### Hallway (10' 0" x 2' 11") or (3.04m x 0.89m)

Radiator.

### Lounge/diner (21' 3" x 12' 6") or (6.47m x 3.82m)

Window to front, electric fireplace, storage cupboards, under stairs storage, radiator, laminate flooring.

### Kitchen (7' 3" x 8' 7") or (2.20m x 2.61m)

Window & door to rear, sky lantern, range of wall and base fitted units, sink unit, plumbing for washing machine, electric oven and hob.

### Bathroom (8' 7" x 6' 11") or (2.61m x 2.12m)

Frosted window to rear, panelled bath, hand basin, WC, radiator, airing cupboard.

### First Floor Accommodation (10' 9" x 5' 4") or (3.27m x 1.63m)

Window to rear, access to loft. Doors leading to;

### Bedroom 1 (10' 4" x 15' 5") or (3.14m x 4.70m)

Windows to front, radiator, original wooden flooring.

### Bedroom 2 (10' 8" x 9' 7") or (3.25m x 2.93m)

Window to rear, radiator, original wooden flooring.

### External

Low maintenance frontage, rear access to garage & tiered low maintenance enclosed rear garden.

### Services

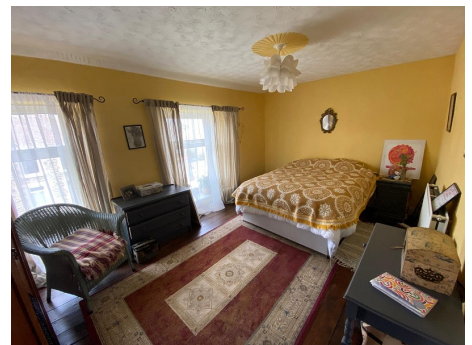
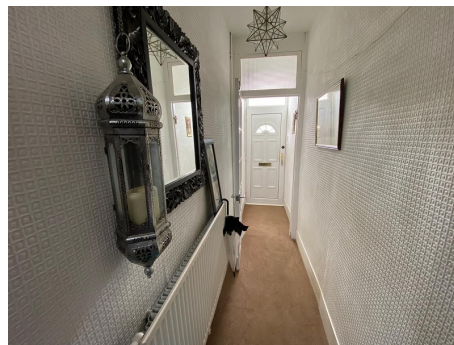
Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

B



### 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).