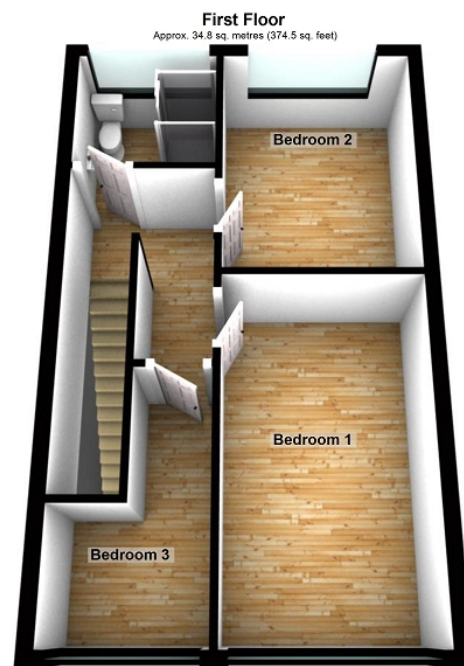


Total area: approx. 87.4 sq. metres (941.0 sq. feet)



**Cae Morfa
Neath
Neath Port Talbot.**

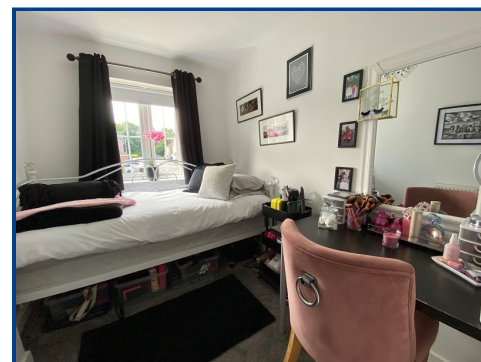
Price **£260,000**



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- LOUNGE
- KITCHEN / DINER
- CONSERVATORY
- PARKING FOR TWO VEHICLES + DRIVEWAY
- POPULAR LOCATION
- IDEAL FIRST PURCHASE

General Description

EXTENDED 3 BEDROOM SEMI DETACHED PROPERTY!
Situated in the popular location of Cae Morfa Skewen. Call us today to book your viewing.....



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.

Cae Morfa, Neath, Neath Port Talbot.

Property Description

EXTENDED 3 BEDROOM SEMI DETACHED PROPERTY!

Situated in the popular location of Cae Morfa Skewen. This property is an ideal first purchase, the current owners have extended & recently refurbished the property, with no maintenance required for the foreseeable, for the new owners.

Property offers; Entrance to hallway, cloakroom, lounge, kitchen / diner & conservatory to the ground floor. 3 Bedrooms & shower room to the 1st floor. Externally the property offers off road parking & private rear garden. The property is well presented throughout & recently benefited from a conservatory within the last 2 years, refurbished kitchen & bathroom, also the front & rear garden has recently been resurfaced with a resin coating. Skewen has many local amenities, many shops, schools, regular bus & rail service & good road links to the M4 corridor. Viewing is highly

recommended to appreciate this beautiful property & convenient location. Call us today to view.....

Porch (5' 08" x 3' 07") or (1.73m x 1.09m)

Entrance to Porch, LVT flooring to the entire ground floor, radiator.

Cloakroom/W.C. (5' 09" x 2' 09") or (1.75m x 0.84m)

Frosted window to the front, low-level WC, vanity hand basin, partially tiled walls, heated towel rail.

Lounge (15' 10" x 15' 00" x 11' 10") or (4.83m x 4.57m x 3.61m)

Window to the front, staircase leading to the 1st floor, vertical radiator.

Kitchen (15' 01" x 8' 03") or (4.60m x 2.51m)

Window to the rear, a range of wall & base fitted units with work top over, gas hob with extractor fan above & electric oven. Plumbing for a washing machine, space for fridge

freezer. Enclosed gas central heating boiler, vertical radiator. Opening to.

Conservatory (11' 05" x 10' 00") or (3.48m x 3.05m)

A dwarf wall conservatory with pitched roof. French doors opening to the rear garden.

First Floor Accomodation (8' 08" x 6' 02" x 3' 1") or (2.64m x 1.88m x 0.94m)

Landing area, attic entrance. Doors leading to.

Bedroom One (13' 05" x 8' 05") or (4.09m x 2.57m)

Window to the front, radiator.

Bedroom Two (10' 08" x 8' 06") or (3.25m x 2.59m)

Window to the rear, radiator.

Bedroom Three (12' 00" x 6' 03") or (3.66m x 1.91m)

Window to the front, storage cupboard, radiator.

Shower Room/W.C (6' 02" x 5' 07") or (1.88m x 1.70m)

Frosted window to the rear, shower cubicle, vanity hand basin, low-level WC, partially tiled walls, tiled flooring, heated towel rail.

Externally.

Off road parking to the front of the property, with two additional parking spaces in the car park area. Side gated access to the rear garden. The frontage & rear garden has recently benefited with a resin surface, giving that finishing touch. Private rear garden with timber shed & pagoda, external lighting & water supply. Low maintenance area to enjoy those summer evenings.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Leasehold

