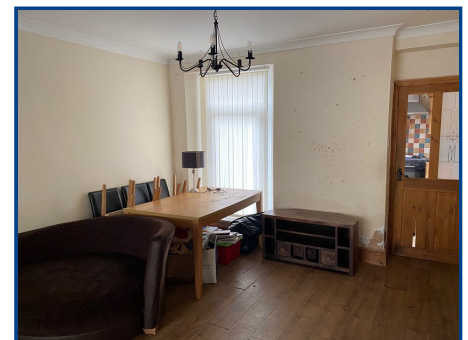


**Penyard Road
Neath
Neath Port Talbot.**

Price **£190,000**



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- LOUNGE LEADING TO SITTING ROOM
- KITCHEN & UTILITY ROOM
- UPSTAIRS BATHROOM
- SINGLE GARAGE
- REQUIRES MODERNISING THROUGHOUT
- NO CHAIN



EPC Rating: F35

General Description

Popular Location!

Semi detached 3 bedroom property situated in Penyard Road Longford. Call us today to book your viewing.....

Penyard Road, Neath, Neath Port Talbot.

Property Description

Popular Location!

Semi detached 3 bedroom property situated in Penyard Road Longford. Property offers; Entrance to hallway, lounge to sitting room, kitchen / diner, utility to the ground floor. 3 Bedrooms & bathroom to the 1st floor. Externally the property offers, front & rear garden with single garage to the rear of the property. Property does require some modernising throughout & benefits from gas central heating & double glazing. Longford offers many local amenities, shops, schools, beautiful rural walks, regular bus service & good road links to the M4 corridor. Viewing is recommended to appreciate the property potential & quiet location. Call us today to book your viewing.....

Entrance Hallway (13' 06" x 3' 04") or (4.11m x 1.02m)

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

Lounge (23' 04" x 12' 05" x 11' 7") or (7.11m x 3.78m x 3.53m)

Bay window to the front, storage cupboards housing gas & electric meter, laminated flooring, radiator.

Kitchen/Diner (11' 10" x 10' 0") or (3.61m x 3.05m)

Wall & base fitted units with work top over, bowl & half sink unit, gas hob with electric oven & extractor fan. Under stairs storage cupboard, tiled flooring, radiator. Window & door to the side, giving access to the rear garden.

Utility Room (9' 08" x 6' 04") or (2.95m x 1.93m)

Windows to the rear & side, door giving access to the rear garden. Plumbing for a washing machine, tiled flooring.

First Floor Accomodation (15' 02" x 6' 01") or (4.62m x 1.85m)

Landing area, attic entrance, radiator. Doors leading to.

Bedroom One (12' 02" x 10' 02") or (3.71m x 3.10m)

Bedroom Two (11' 08" x 9' 07") or (3.56m x 2.92m)

Window to the front, radiator.

Bedroom Three (8' 08" x 6' 01") or (2.64m x 1.85m)

Window to the front, radiator.

Bathroom (10' 09" x 9' 06") or (3.28m x 2.90m)

Frosted window to the rear, shower cubicle, tiled panelled jet powered bath, low-level WC, fully tiled walls, tiled flooring, spotlights to the ceiling, storage cupboard housing gas central heating boiler, radiator.

Externally.

Frontage with side access to the rear garden.

Enclosed rear garden with lawn leading to single garage.

Services

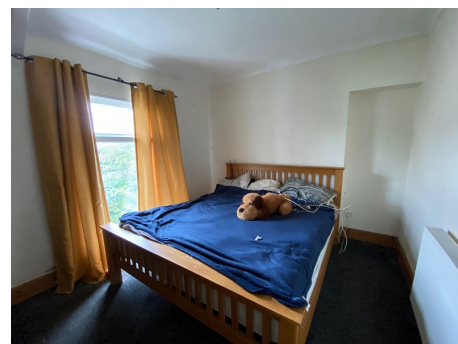
Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

C



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.