

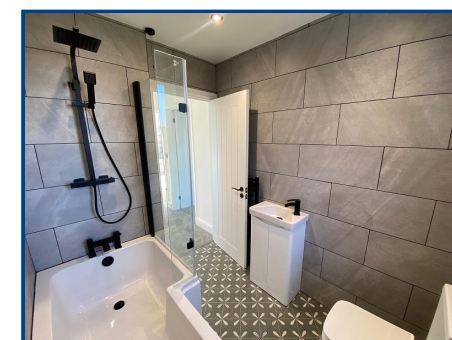
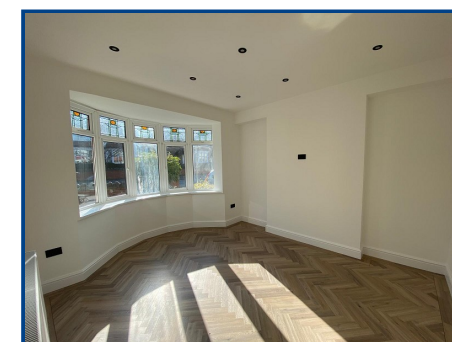
**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**Beechwood Avenue  
Neath  
Neath Port Talbot.**

**Price £367,500**



- **DETACHED PROPERTY**
- **3 BEDROOMS**
- **KITCHEN/DINER**
- **FULLY RENOVATED TO A HIGH STANDARD**
- **GARAGE**
- **SPACIOUS ENCLOSED REAR GARDEN**
- **FAMILY HOME**
- **NO CHAIN**



**EPC Rating: D60**

**Viewing: 01639 646 926 Website: [www.ctf-uk.com](http://www.ctf-uk.com) Email: [neath@ctf-uk.com](mailto:neath@ctf-uk.com)**

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#### **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).

#### **General Description**

**FULLY RENOVATED PROPERTY!....**

**We are proud to present to the market this beautiful detached 3 bedroom property. Located in a popular location of Neath.**

**Tel: 01639 646 926**

**Email: [neath@ctf-uk.com](mailto:neath@ctf-uk.com)**

**Web: [www.ctf-uk.com](http://www.ctf-uk.com)**



**Council Tax**  
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### Property Description

Introducing this stunning executive detached property nestled in the sought-after location of Neath. This beautiful three bedroom home boasts a spacious layout, with a porch, hallway, lounge, and modern kitchen/diner on the ground floor, while the first floor features three bedrooms and a family bathroom.

Externally, the property offers a low maintenance frontage with a lush lawn area, side access to a generous enclosed rear garden complete with a patio seating area and outdoor WC, and rear access to a single garage. This impressive home has been fully renovated to an exceptional standard, ensuring a high quality finish throughout.

Conveniently situated, this property is within easy reach of local amenities, enjoys excellent transport links to the A465 and M4 corridor, and benefits from regular bus routes and a nearby train service. With its prime location and impeccable interior, a viewing of this property is highly recommended to truly appreciate its charm.

Don't miss out on the

opportunity to make this outstanding property your future home. Call today to schedule a viewing.

**Porch (4' 5" x 5' 0") or (1.35m x 1.53m)**

Entrance to porch, stained glass windows, parquet luxury vinyl tiled flooring throughout ground floor.

**Hallway (16' 0" x 5' 11") or (4.87m x 1.81m)**

Stained glass window to side, under stairs storage, radiator.

**Lounge (12' 3" x 10' 11") or (3.74m x 3.34m)**

Curved bay windows to front, radiator.

**Kitchen/Diner (17' 9" x 15' 9") or (5.40m x 4.80m)**

French patio doors opening to enclosed rear garden, window to the side. A range of wall & base fitted units with work top over, sink unit, integrated fridge, freezer, dishwasher, hob, oven with extractor fan above. Plumbing for washing machine, radiator.

**First Floor Accomodation (9' 8" x 6' 2") or (2.94m x 1.89m)**

Window to the side, access to loft. Doors leading to.

**Bedroom 1 (12' 1" x 11' 9") or (3.69m x 3.58m)**

Bay window to front, radiator.

**Bedroom 2 (12' 11" x 11' 5") or (3.94m x 3.47m)**

Bay windows to the rear, radiator.

**Bedroom 3 (7' 5" x 6' 2") or (2.26m x 1.87m)**

Window to rear, radiator.

**Bathroom (7' 7" x 5' 10") or (2.32m x 1.78m)**

Frosted window to the rear, panelled bath with shower over, vanity hand basin, WC, extractor fan, radiator, tiled walls and flooring.

### External

Low maintenance frontage with lawn area. Side access leading to spacious enclosed rear garden with patio seating area. Outdoor WC, single garage to the rear.

### Broadband and Mobile phone

Ultrafast broadband available at this property. Good mobile services in the vicinity.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

