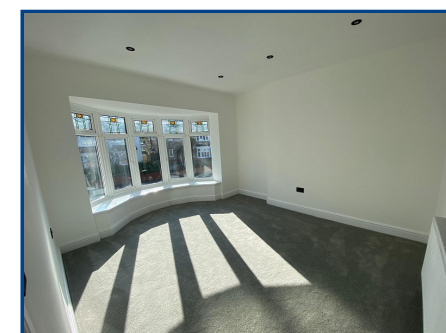
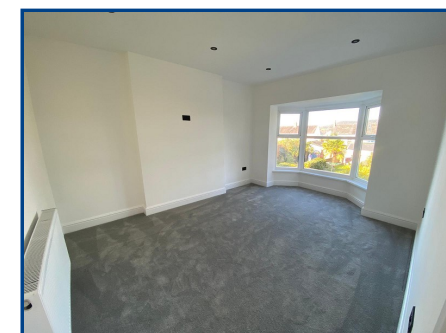
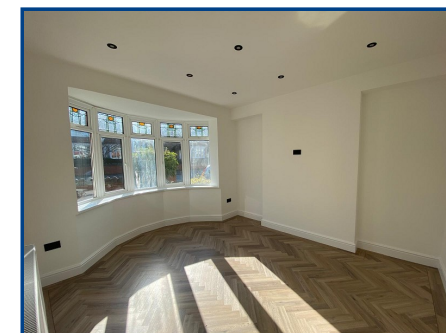


**Beechwood Avenue
Neath
Neath Port Talbot.**

Offers Over **£345,000**



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



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.

EPC Rating: D60

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.

Tel: **01639 646 926**

Email: **neath@ctf-uk.com**

Web: **www.ctf-uk.com**

Beechwood Avenue, Neath, Neath Port Talbot.

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 Accommodation (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

Council Tax

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