

**Lime Grove  
Neath  
Neath Port Talbot.**

Price **£89,950**



- GROUND FLOOR FLAT
- 2 BEDROOMS
- LOUNGE
- KITCHEN
- BATHROOM
- ENCLOSED REAR GARDEN
- IDEAL FIRST PURCHASE / INVESTMENT



## General Description

**IDEAL FIRST PURCHASE / INVESTMENT**

Ground floor flat, situated in Cimla Neath. Call us today to book your viewing....

**EPC Rating: C74**

## Lime Grove, Neath, Neath Port Talbot.

### Property Description

#### IDEAL FIRST PURCHASE / INVESTMENT

Ground floor flat, situated in Cimla Neath. Property offers; Entrance to hallway, lounge, kitchen, bathroom, 2 Bedrooms & enclosed rear garden. The flat has recently benefited from some modernising, with gas central heating & double glazing. Situated close to local amenities, shops, schools, regular bus service & good road links to the M4 corridor. Viewing is highly recommended to appreciate this spacious flat, call us today to book your viewing.....

#### Hallway (13' 08" x 5' 04" x 3' 4") or (4.17m x 1.63m x 1.02m)

Entrance via half glazed PVC door, laminated flooring, radiator.

#### Lounge (13' 10" x 12' 10" ) or (4.22m x 3.91m)

Window to the front, wooden fire surround with inset electric fire, radiator.

#### Kitchen (9' 08" x 9' 07") or (2.95m x 2.92m)

Window to the side & rear, door to access the rear garden. A range of wall & electric hob with extractor fan

above, oven, plumbing for a washing machine, tiled for splash back, spotlights to the ceiling, laminated flooring, radiator.

#### Bathroom (9' 08" x 5' 04" ) or (2.95m x 1.63m)

Frosted window to the rear, panelled bath with shower over, wall mounted hand basin, low-level WC, partially tiled walls, radiator.

#### Bedroom 1 (13' 00" x 11' 09" ) or (3.96m x 3.58m)

Window to the rear, wall mounted gas central heating boiler, laminated flooring, storage cupboard, radiator.

#### Bedroom 2 (12' 11" x 9' 06" ) or (3.94m x 2.90m)

Window to the front, laminated flooring, radiator.

#### External

#### Services

Mains drainage, mains gas, mains electricity, mains water

#### Tenure

Leasehold

#### Council Tax

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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).