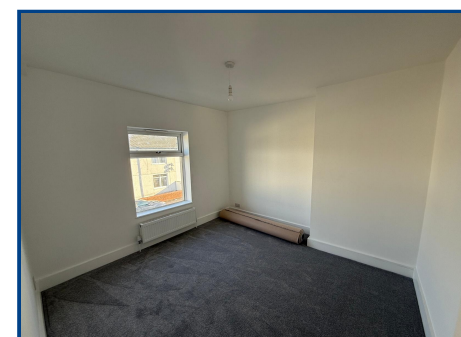
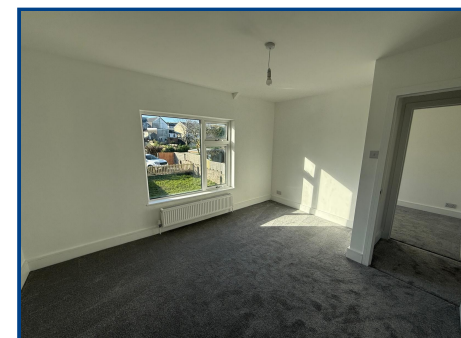
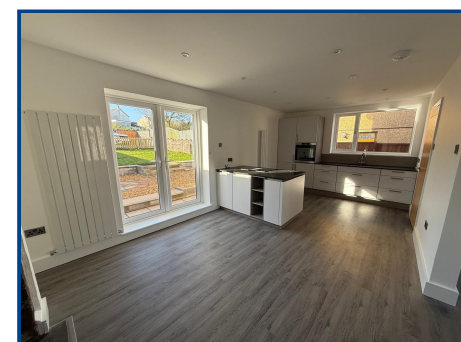
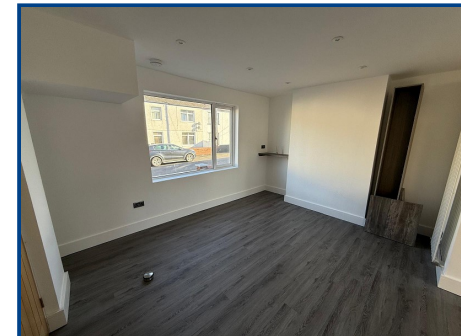


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**

12 Offices Across South Wales

**Moorlands
Dyffryn Cellwen
Neath
Neath Port Talbot.**

Price £205,000



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- KITCHEN/DINER
- DOWNSTAIRS WC
- UTILITY ROOM
- FULLY GUTTED & RENOVATED THROUGHOUT
- LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING FOR THREE VEHICLES

General Description

FIRST TIME PURCHASE OR FAMILY HOME!....

We are proud to present to the market this, fully renovated three bedroom semi detached property. Set in a popular location of Dyffryn Cellwen.

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

Property Description

We are proud to present to the market this, fully renovated three bedroom semi detached property. Set in a popular location of Dyffryn Cellwen. This property offers; Entrance to hallway, WC, lounge, kitchen/diner to the ground floor. Three bedrooms & family bathroom to the first floor. Externally, side access to enclosed low maintenance rear garden, paved path leading to loose stone & lawn area, rear parking for three vehicles. An exceptional property. Gutted and fully renovated throughout to a very high standard. Good links to the A465 & M4 corridor, close to local amenities, regular bus routes. Conveniently situated within 30 minutes of the Brecon Beacons Nation Park & Gower Peninsular. This property needs to be viewed to appreciate... Call us to book a viewing...

Hallway (6' 4" x 7' 3") or (1.94m x 2.21m)

Entrance to hallway, window to front, wall mounted consumer unit, radiator, laminated flooring.

WC (4' 6" x 3' 2") or (1.38m x 0.96m)

Hand basin, WC, extractor fan, radiator, tiled flooring.

Lounge (10' 10" x 13' 10") or (3.31m x 4.22m)

Window to front, radiator, laminated flooring.

Kitchen/Dining Room (10' 11" x 20' 10") or (3.32m x 6.36m)

Window to side, French patio doors giving access to rear garden, a range of wall & base fitted units with quartz work top over, breakfast island with integrated hob & built in extractor fan, butler sink unit, integrated oven, feature fireplace, radiator, laminated flooring.

Utility cupboard (4' 3" x 2' 11") or (1.29m x 0.90m)

Work top shelf, plumbing for washing machine, laminated flooring.

First Floor Accommodation (14' 9" x 2' 9") or (4.49m x 0.85m)

Window to front, access to loft. Doors leading to.

Bedroom 1 (10' 10" x 10' 7") or (3.31m x 3.22m)

Window to front, radiator.

Bedroom 2 (10' 11" x 6' 11") or (3.33m x 2.11m)

Window to rear, radiator.

Bedroom 3 (10' 11" x 13' 10") or (3.33m x 4.21m)

Window to rear, fireplace, radiator.

Bathroom (7' 11" x 6' 11") or (2.42m x 2.11m)

Frosted window to side, panelled bath unit, vanity hand basin unit, WC, enclosed wall mounted gas boiler, extractor fan, radiator, partially tiled walls, tiled flooring.

External

Enclosed low maintenance rear garden. Parking for approximately 3 vehicles.

Broadband and Mobile phone

Superfast broadband is available in this property. Good mobile service in the vicinity.

Services

Mains electricity, mains water, gas, mains drainage, gas tank

Tenure

Freehold

Council Tax

B

