



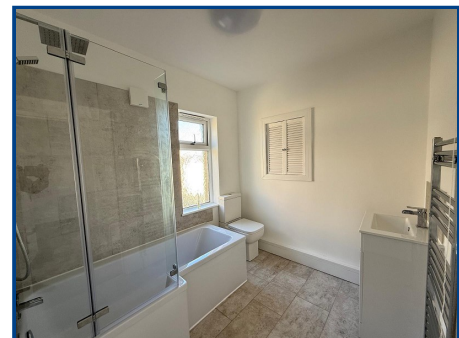
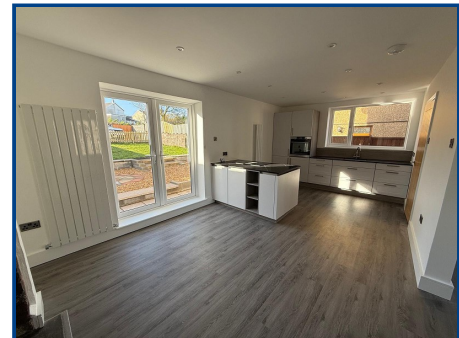
**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

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

**Offers In Excess Of £189,000**



- 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



**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

**Introducing a wonderful opportunity for first-time buyers or families looking for their next home! This fully renovated three-bedroom semi-detached property is now available for sale in the highly sought-after location of Dyffryn Cellwen, Neath.**

**EPC Rating: E42**

**Tel: 01639 646 926**

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

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



## Property Description

We are delighted to present this stunning three-bedroom semi-detached property, which has undergone a complete renovation. Located in the sought-after area of Dyffryn Cellwen, this exceptional property boasts a spacious layout with a hallway, WC, lounge, and modern kitchen/diner on the ground floor. Upstairs, you will find three well-appointed bedrooms and a family bathroom.

Externally, the property features side access to an enclosed low-maintenance rear garden, complete with a paved path leading to a loose stone and lawn area, as well as rear parking for up to three vehicles. The renovation of this property has been done to an incredibly high standard, making it a true gem in this desirable location.

Positioned with excellent links to the A465 and the M4 corridor, this property offers easy access to local amenities and regular bus routes. Dyffryn Cellwen is conveniently situated within a 30-minute drive of both the Brecon Beacons National Park and the stunning Gower Peninsula, providing plenty of

opportunities for outdoor activities and exploration.

Do not miss the opportunity to view this magnificent property in person. Contact us today to schedule a viewing and discover the endless possibilities this home has to offer.

**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 Accomodation (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

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