



**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).



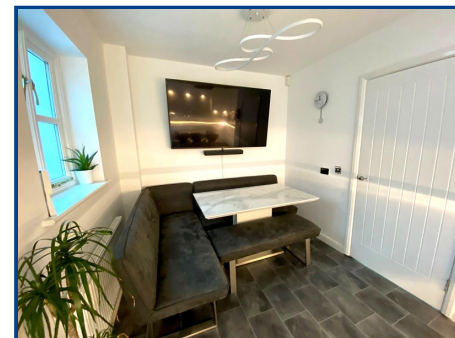
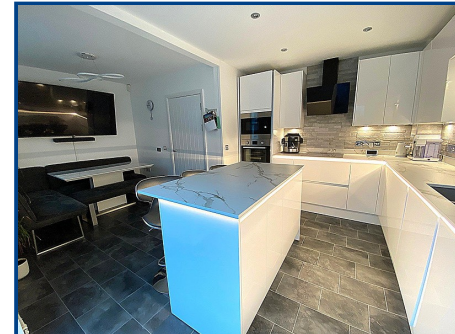
**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**Crown Way  
Llandarcy  
Neath  
Neath Port Talbot.**

**Price £325,000**



- DETACHED THREE STOREY TOWNHOUSE
- 4 BEDROOMS + 3 ENSUITE'S
- FAMILY BATHROOM
- LOUNGE
- KITCHEN / BREAKFAST / DINING ROOM
- CONSERVATORY
- DRIVEWAY LEADING TO SINGLE GARAGE
- FAMILY HOME
- POPULAR RESIDENTIAL LOCATION



#### General Description

**BEAUTIFUL 4 BEDROOM TOWNHOUSE!**

**Situated in the popular residential location of Llandarcy. Ideal family home, call us today to book your viewing....**

**EPC Rating: C77**

**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****BEAUTIFUL 4 BEDROOM TOWNHOUSE!**

Situated in the popular residential location of Llandarcy.

Property offers; Entrance to hallway, lounge, cloakroom, kitchen / breakfast room /diner & conservatory to the ground floor, family bathroom 3rd & 4th Bedroom with ensuite to the 1st floor, master bedroom & 2nd bedroom with ensuite's to the 2nd floor. Externally the property offers low maintenance frontage & rear garden, with driveway leading to single garage. The property is immaculately presented throughout & recently benefited from new pvc windows & doors. Conveniently situated close to local parks, The Academy of Sport Gym, Pavilion restaurant/bar, David Lloyd & Harvester. Also an ideal location to commute, great access for the M4 corridor. Viewing is highly recommended to appreciate this beautiful home & location. Call us today to book your viewing.....

**Entrance Hall (15' 10" x 6' 08") or (4.83m x 2.03m)**

Entrance hallway staircase leading to the 1st floor, under stairs storage cupboard, radiator. Doors leading to.

**Lounge (12' 04" x 10' 09" ) or (3.76m x 3.28m)**

Bay window to the front with bespoke shutters, radiator.

**Cloakroom (5' 02" x 2' 10") or (1.57m x 0.86m)**

Frosted window to the side, vanity hand basin, low-level WC, radiator.

**Kitchen/Breakfast Room (12' 04" x 10' 09" x 8' 2") or (3.76m x 3.28m x 2.49m)**

A range of wall & base fitted units with work top over, bowl & half sink unit. Electric hob with extractor fan above, oven with integrated microwave. Integrated washing machine & dishwasher, enclosed wall mounted gas central heating boiler, vertical radiator. Centre island with additional storage cupboards & seating area. Window to the rear. Opening to.

**Conservatory (20' 04" x 10' 02" x 5' 2") or (6.20m x 3.10m x 1.57m)**

Spacious conservatory with French doors opening on to the rear garden.

**First Floor Accomodation (16' 10" x 0' 0") or (5.13m x 0.00m)**

Window to the front, radiator. Staircase leading to the 2nd floor. Doors leading to.

**Family Bathroom (8' 10" x 6' 08") or (2.69m x 2.03m)**

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

**Bedroom 4 (10' 09" x 9' 11" x 7' 3") or (3.28m x 3.02m x 2.21m)**

Window to the rear, radiator.

**Bedroom 3 (10' 10" x 10' 09" ) or (3.30m x 3.28m)**

Window to the front, built in wardrobe, radiator.

**En-Suite (5' 09" x 5' 01" ) or (1.75m x 1.55m)**

Shower cubicle, hand basin, low-level WC, partially tiled walls, tiled flooring, radiator.

**Second Floor Accomodation (8' 01" x 6' 08" ) or (2.46m x 2.03m)**

Window to the side, airing cupboard, attic entrance. Doors leading to.

**Bedroom 1 (14' 04" x 10' 02" ) or (4.37m x 3.10m)**

Window to the front, built in wardrobe, radiator.

**En-Suite (7' 11" x 3' 10") or (2.41m x 1.17m)**

Frosted window to the side, shower cubicle, double vanity hand basin, low-level WC, partially tiled & panelled walls, tiled flooring, radiator.

**Bedroom 2 (10' 11" x 10' 00" ) or (3.33m x 3.05m)**

Window to the rear, radiator.

**En-Suite (6' 08" x 5' 10" ) or (2.03m x 1.78m)**

Frosted window to the rear, shower cubicle, low-level WC, vanity hand basin, partially tiled walls, tiled flooring, radiator.

**External**

Low maintenance frontage with artificial grass & lighting (not wired). Double gates opening to spacious driveway leading to single garage. Also benefiting from electric car charger. Side gated access to the rear garden. Enclosed rear garden.

**Single Garage (16' 04" x 9' 08") or (4.98m x 2.95m)**

Up & over door. Power & lighting. Spotlights above door for additional lighting.

**Services**

Mains drainage, mains gas, mains water, mains electricity

**Tenure**

Freehold

**Council Tax**

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