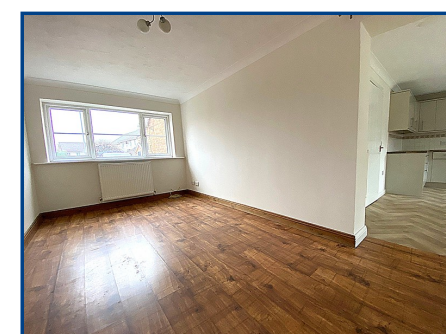


**Llys Iris
Neath
Neath Port Talbot.**

Price **£259,950**



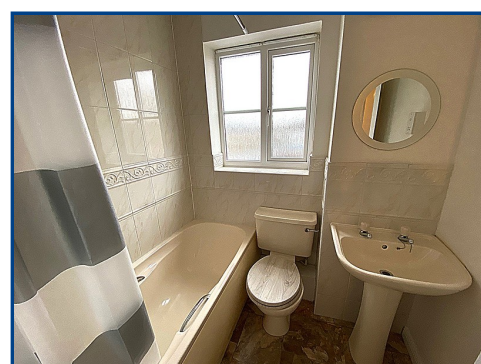
- DETACHED PROPERTY
- 3 BEDROOMS + ENSUITE TO MAIN
- LOUNGE
- KITCHEN OPENING TO DINING ROOM
- UTILITY & CLOAKROOM
- CONSERVATORY
- OFF ROAD PARKING TO THE FRONT
- ENCLOSED REAR GARDEN

General Description

POPULAR RESIDENTIAL LOCATION!

Detached 3 bedroom property, situated in Llys Iris Neath. Ideal family home close to local amenities, call us today to book your viewing....

EPC Rating: D68



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**

Llys Iris, Neath, Neath Port Talbot.

Property Description

POPULAR RESIDENTIAL LOCATION!

Detached 3 bedroom property, situated in Llys Iris Neath. Property offers; Entrance to hallway, lounge, kitchen opening to dining room, utility, cloakroom & conservatory to the ground floor. First floor offers 3 Bedrooms, ensuite to main & family bathroom. Externally the property offers, off road parking to the front & enclosed low maintenance rear garden. Property is situated close to Neath Town Centre & benefits from it's many amenities, with regular & rail service & good road links to the M4 corridor. Viewing is highly recommended to appreciate property & location. Call us today to book your viewing.....

Entrance Hall (11' 08" x 3' 06") or (3.56m x 1.07m)

Entrance to hallway, staircase leading to the 1st floor, radiator.

Cloakroom (6' 08" x 2' 10") or (2.03m x 0.86m)

Frosted window to the front, low-level WC, wall mounted hand basin, laminated flooring, radiator.

Lounge (15' 02" x 14' 09" x 11' 3") or (4.62m x 4.50m x 3.43m)

Window to the front, feature fire surround with electric fire, radiator.

Kitchen/Diner (14' 08" x 10' 01") or (4.47m x 3.07m)

A range of wall & base fitted units, gas hob with extractor fan above, electric oven. Integrated dishwasher, sink unit, radiator. Window to the rear overlooking the garden. Opening to;

Dining Room (16' 05" x 8' 07") or (5.00m x 2.62m)

Window to the front, laminated flooring radiator.

Utility Room (8' 05" x 4' 09") or (2.57m x 1.45m)

Wall & base fitted units, sink unit, plumbing for a washing machine, radiator. Door to access the rear garden.

Conservatory (11' 04" x 9' 02") or (3.45m x 2.79m)

Wall mounted electric heater, tiled flooring. French doors opening to the side to access the garden.

First Floor Accommodation (11' 11" x 6' 01") or (3.63m x 1.85m)

Landing area, storage cupboard housing gas central heating boiler. Doors leading to.

Bedroom 1 (12' 09" x 9' 01") or (3.89m x 2.77m)

Window to the rear, built in wardrobes, radiator.

En-Suite (7' 09" x 5' 09") or (2.36m x 1.75m)

Frosted window to the rear, shower cubicle, hand basin, low-level WC, radiator.

Bedroom 2 (19' 00" x 8' 06") or (5.79m x 2.59m)

Window to the rear, attic entrance & storage cupboard, radiators.

Bedroom 3 (11' 00" x 8' 06") or (3.35m x 2.59m)

Window to the front, storage cupboard, radiator.

External

Off road parking to the front for 2/3 vehicles, with side access to the rear garden. Enclosed low maintenance rear garden benefiting from artificial grass & decked seating area.

Services

Mains drainage, mains water, mains gas, mains electricity

Tenure

Freehold

Council Tax

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