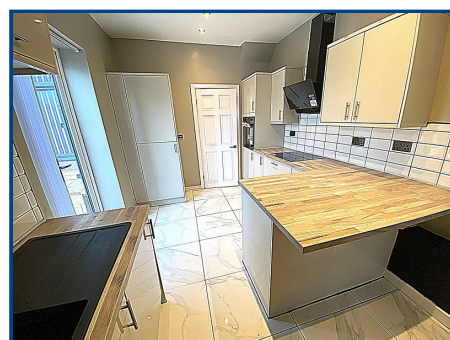
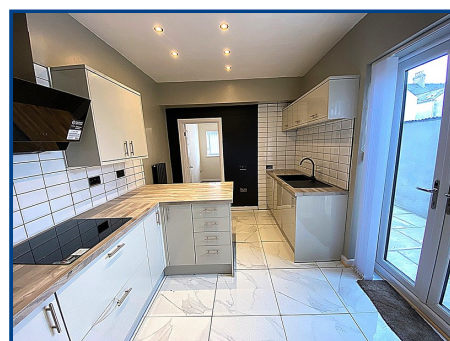


**Woodland Road  
Neath  
Neath Port Talbot.**

Price **£125,000**



- GROUND FLOOR FLAT
- RENOVATED THROUGHOUT
- 2 BEDROOMS
- LOUNGE
- BATHROOM
- ENCLOSED PRIVATE REAR GARDEN
- PARKING FOR APPROXIMATELY 4 VEHICLES
- NO CHAIN



**General Description**

**Conveniently situated & Renovated throughout!**

**2 Bedroom flat, in Woodland Road Neath. Call us today to book your viewing...**

**EPC Rating: C72**

## Woodland Road, Neath, Neath Port Talbot.

### Property Description

Conveniently situated & Renovated throughout!

2 Bedroom flat, in Woodland Road Neath. Property offers; Entrance from the rear of the property, to Kitchen, 2 Bedrooms, bathroom & lounge. Externally offering low maintenance paved rear garden, with gated access to ample parking area. This property has been renovated with no expense spared, immaculately presented & ready for a new owner. Situated walking distance from Neath Town Centre's amenities, with regular bus & rail route & close to the M4 corridor. Viewing is highly recommended to appreciate the renovation standard & location. Call us today to book your viewing.....

### Entrance To Kitchen (14' 04" x 9' 02") or (4.37m x 2.79m)

Entrance to kitchen via French doors. A newly fitted kitchen offering a range of wall & base fitted units, with work top over, sink unit. Electric hob with extractor fan above, oven. Integrated fridge freezer, washing machine & dishwasher. Spotlights to the ceiling, tiled for splash back, tiled flooring, radiator.

### Bedroom 1 (9' 08" x 8' 09" ) or (2.95m x 2.67m)

Window to the rear, storage cupboard housing gas central heating boiler. Newly laid carpets & blind, radiator.

### Inner Hallway (13' 11" x 2' 10" ) or (4.24m x 0.86m)

Newly fitted carpets, shelved wall. Doors leading to.

### Bathroom (10' 01" x 0' 00" ) or (3.07m x 0.00m)

Window to the rear, free standing roll top bath, low-level WC, vanity hand basin, panelled walls, tiled flooring, heated towel rail.

### Bedroom 2 (10' 02" x 5' 11" ) or (3.10m x 1.80m)

Newly laid carpets, radiator.

### Lounge (12' 01" x 10' 11" ) or (3.68m x 3.33m)

Bay window to the front, laminated flooring, storage cupboard housing meters, radiator.

### External

Enclosed private paved rear garden, with gated access to loose stone parking area, accommodating approximately 4 vehicles.

### Services

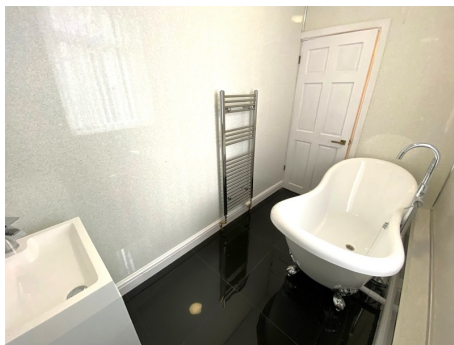
Mains drainage, mains water, mains electricity, mains gas

### Tenure

Leasehold

### Council Tax

A



### 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](mailto:surveys@ctf-uk.com).