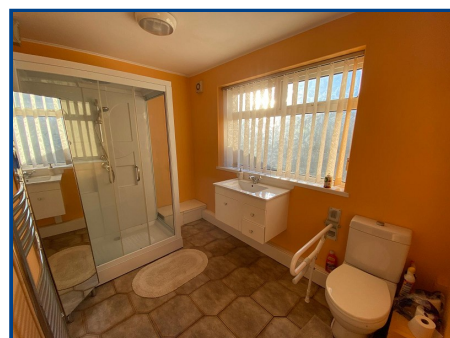
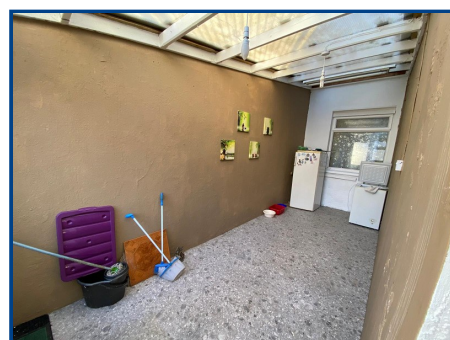
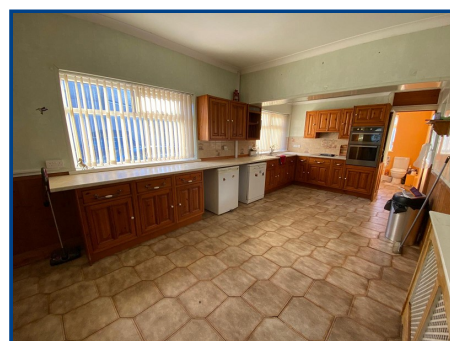
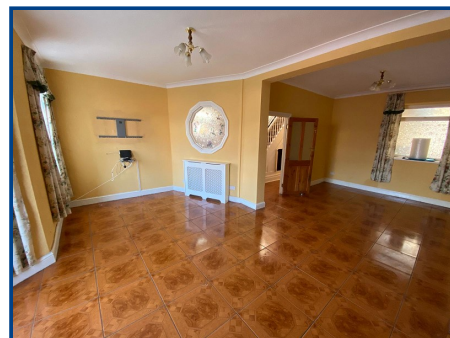


**Cwrt Sart  
Neath  
Neath Port Talbot.**

Price **£159,995**



- **END OF TERRACE**
- **THREE DOUBLE BEDROOMS**
- **LOUNGE**
- **SPACIOUS KITCHEN / DINER**
- **LOUNGE**
- **LEAN-TO**
- **SUN TERRACE**
- **NO ONWARDS CHAIN**



**General Description**

**FIRST TIME PURCHASE PROPERTY!...**

**We are proud to present to the market this, three double bedroom end of terrace property. Located in the centre of Briton Ferry.  
Call us today to book a viewing!...**

**EPC Rating: D60**

## Cwrt Sart, Neath, Neath Port Talbot.

### Property Description

We are proud to present to the market this, three double bedroom end of terrace property. Located in the centre of Briton Ferry. This property offers; Side entrance to hallway, lounge, spacious kitchen/diner, lean-to, shower room to the ground floor. Three double bedrooms, WC, sun terrace to the first floor. Externally, low maintenance rear garden, garage to rear with side access. Close to local amenities, good links to the A465 & M4 corridor, regular bus routes, 10 minutes drive to Neath Town Centre for train service. An ideal property for a first time purchaser or an investment opportunity. Spacious property with potential. No onwads chain! Call today to book a viewing!...

### Hallway (10' 0" x 6' 11") or (3.05m x 2.12m)

Side access to hallway, under stairs storage, wall mounted consumer unit, stained glass circular window to lounge, laminate flooring.

### Lounge (21' 10" x 16' 7") or (6.65m x 5.06m)

Window's to front, window to lean-to, radiator, tiled flooring.

### Kitchen/Diner (23' 9" x 10' 10") or (7.23m x 3.29m)

Window's to side, range of wall & base fitted units with work top over, integrated oven, hob with extractor fan above, sink unit, storage cupboards, tiled flooring.

### Lean To (18' 1" x 6' 6") or (5.51m x 1.98m)

Window and door to rear, vinyl flooring.

### Shower Room (6' 6" x 10' 7") or (1.98m x 3.23m)

Frosted window to rear, vanity hand basin, walk in shower, WC, extractor fan, radiator, tiled flooring.

### First Floor Accommodation (12' 9" x 6' 2") or (3.89m x 1.88m)

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

### Bedroom 1 (10' 1" x 16' 6") or (3.07m x 5.04m)

Window's to front, radiator, laminate flooring.

### Bedroom 2 (11' 5" x 9' 5") or (3.49m x 2.87m)

Window to rear, radiator.

### Bedroom 3 (12' 10" x 10' 8") or (3.91m x 3.25m)

Window to side, patio door leading to sun terrace, airing cupboard with boiler, radiator, laminate flooring.

### W.C. (3' 9" x 3' 2") or (1.15m x 0.97m)

Hand basin, WC.

### External

Low maintenance front & rear garden, with patio seating area. Spacious garage to rear with side access.

### Services

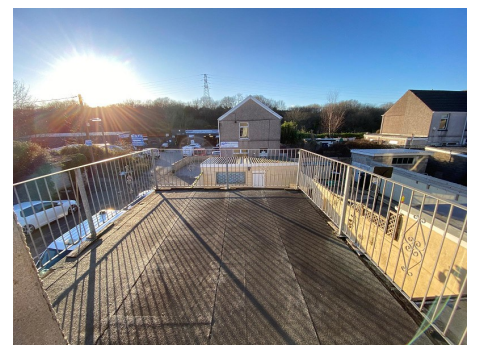
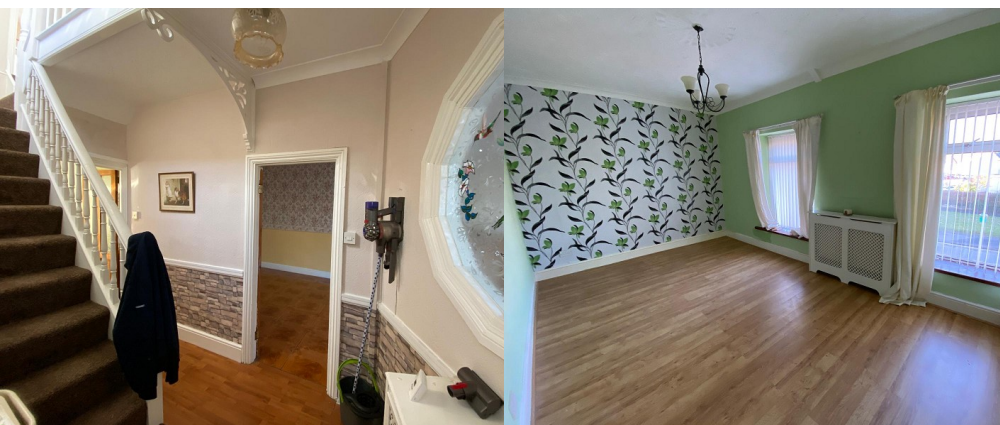
Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

C



### 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).