

Total area: approx. 97.3 sq. metres (1047.7 sq. feet)

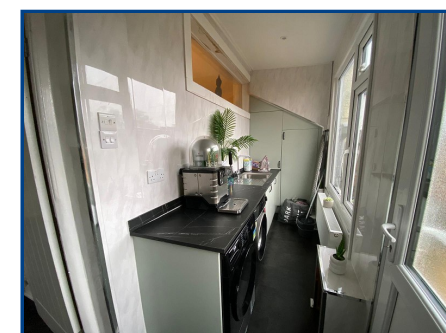
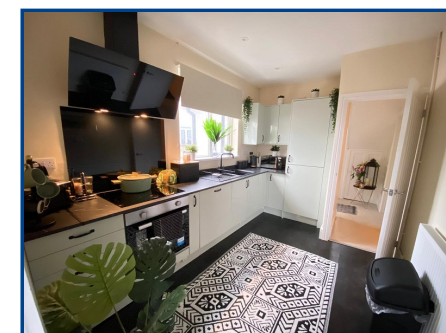
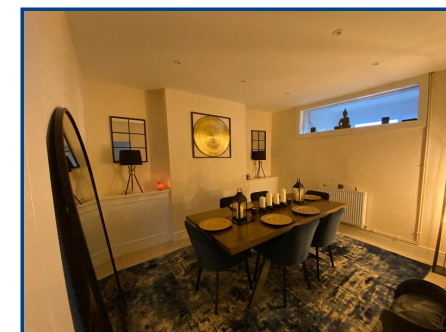


## Graig Parc Neath Abbey Neath Neath Port Talbot.

Offers Over **£210,000**



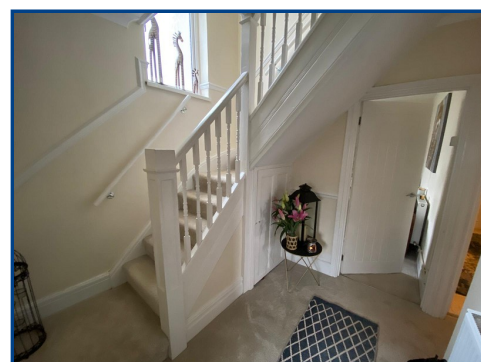
- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- MODERN STYLE PROPERTY
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF ROAD PARKING



## General Description

**PERFECT FAMILY HOME!...**  
Introducing this beautifully modernised semi-detached property located in the sought-after area of Neath Abbey.  
**Call us today to book a viewing.**

**EPC Rating: C74**



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **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).

Tel: **01639 646 926**

Email: **neath@ctf-uk.com**

Web: **www.ctf-uk.com**



## Graig Parc, Neath Abbey, Neath, Neath Port Talbot.

### Property Description

Introducing this beautifully modernised semi-detached property located in the sought-after area of Neath Abbey. Boasting three double bedrooms, a family bathroom, and an additional WC, this family home offers spacious and comfortable living arrangements.

Upon entering, you are greeted with a welcoming porch that leads to a hallway connecting two reception rooms, a well-appointed kitchen, and a convenient utility room. The property features off-road parking, ensuring hassle-free parking arrangements, and a low-maintenance enclosed rear garden.

Located in the historic town of Neath Abbey, residents can enjoy easy access to a range of amenities including local shops, restaurants, and schools. The property is also within close proximity to beautiful outdoor spaces such as Neath Abbey Ruins and local parks, providing a tranquil setting for leisurely walks or recreational activities.

Good links to the A465 & M4 corridor, regular bus routes and train service.

Don't miss the opportunity to view this stunning property in person and experience the comfortable lifestyle it has to offer. Book your viewing today.

### Porch (5' 4" x 4' 8") or (1.62m x 1.42m)

Entrance to porch, window to side, laminate flooring.

### Hallway (11' 3" x 8' 5") or (3.42m x 2.56m)

Frosted window to front, under stairs storage with wall mounted consumer unit.

### Lounge (11' 2" x 11' 4") or (3.41m x 3.46m)

Curved bay windows to front, radiator.

### Dining Room (12' 2" x 11' 4") or (3.71m x 3.45m)

window to utility room, radiator.

### Kitchen (12' 0" x 8' 5") or (3.65m x 2.57m)

Window to side, range of wall & base fitted units with work top over, bowl & 1/2 sink unit,

integrated dishwasher, fridge, freeze, oven, hob with extractor fan above, radiator and laminate flooring.

### Utility Room / Laundry Room (12' 0" x 4' 4") or (3.67m x 1.33m)

Window & door to rear, base fitted units, plumbing for washing machine and tumble dryer, sink unit, airing cupboard with gas combi fuel system, radiator, laminate flooring.

### W.C. (4' 4" x 5' 5") or (1.33m x 1.66m)

Window to side and rear, vanity hand basin, WC, radiator, laminate flooring.

### First Floor Accommodation (11' 1" x 6' 1") or (3.38m x 1.85m)

Doors leading to.

### Bedroom 1 (11' 6" x 11' 7") or (3.51m x 3.54m)

Curved bay windows to front, radiator.

### Bedroom 2 (11' 11" x 11' 4") or (3.64m x 3.46m)

Window to rear, radiator.

### Bedroom 3 (8' 10" x 8' 10") or (2.70m x 2.68m)

Window to rear, access to loft, radiator.

### Bathroom (11' 0" x 5' 1") or (3.35m x 1.56m)

Frosted window to side, panelled bath unit, vanity hand basin, WC, radiator, laminate flooring.

### External

Off road parking, lawn frontage, side access leading to enclosed low maintenance rear garden.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

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