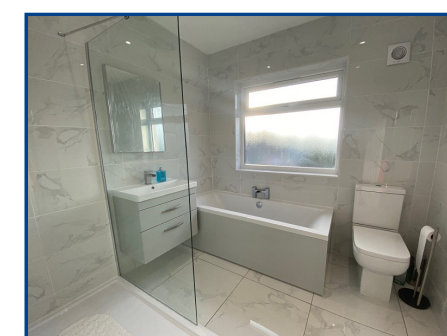
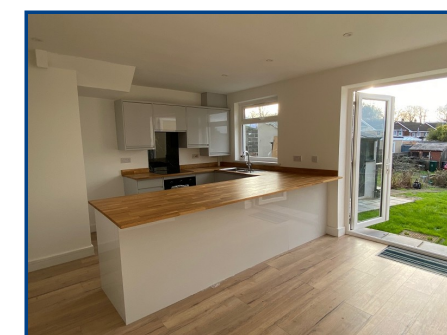


**Giants Grave Road
Neath
Neath Port Talbot.**

Price **£180,000**



- SEMI DETACHED PROPERTY
- RENOVATED THROUGHOUT
- 3 BEDROOMS
- LOUNGE
- KITCHEN / BREAKFAST ROOM
- UPSTAIRS BATHROOM
- SPACIOUS GARDEN + REAR VEHICLE PARKING
- IDEAL FIRST PURCHASE
- NO CHAIN

General Description

IDEAL FIRST PURCHASE!

This 3 Bedrooms semi detached property, has been renovated to a very high standard, immaculately presented throughout & ready for a new owner. Call us today to book your viewing.....

EPC Rating: C69

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**

Property Description

IDEAL FIRST PURCHASE!

This 3 Bedrooms semi detached property, has been renovated to a very high standard, immaculately presented throughout & ready for a new owner. Property offers; Entrance to hallway, lounge, kitchen / breakfast room to the ground floor, 3 bedrooms & family bathroom to the 1st floor. Externally the property offers, spacious lawn, with hard standing to the rear of the property. There's been no expense spared on this property, renovated throughout with new electrics, full central heating system, re plastered, newly fitted kitchen & bathroom & hard standing for rear parking. Briton Ferry has many local amenities, shops, primary schools nearby, regular bus & rail route, and close to the M4 corridor. Viewing is highly

recommended to appreciate the standard of this renovation & location. Call us today to book your viewing.....

Entrance Hall (10' 08" x 6' 0") or (3.25m x 1.83m)

Entrance to hallway, staircase leading to the 1st floor, laminated flooring, vertical radiator. Wall mounted electric meter, spotlights to the ceiling. Doors leading to.

Lounge (10' 11" x 10' 08") or (3.33m x 3.25m)

Window to the front, radiator.

Kitchen / Breakfast Room (17' 06" x 13' 01") or (5.33m x 3.99m)

Newly fitted kitchen, offering a range of wall & base fitted units with work top over, bowl & half sink unit. Induction hob with extractor fan

above, oven, integrated washing machine, dishwasher & fridge freezer. Under stairs storage cupboard, laminated flooring. Enclosed new gas central heating boiler. Window to the rear & French doors opening to the rear garden.

First Floor Accommodation

Window to the side, newly fitted carpets to the stairs & first floor. Doors leading to.

Bedroom 1 (13' 10" x 10' 00") or (4.22m x 3.05m)

Window to the front, radiator.

Bedroom 2 (10' 01" x 9' 02") or (3.07m x 2.79m)

Window to the rear, radiator.

Bedroom 3 (10' 09" x 7' 02") or (3.28m x 2.18m)

Window to the front, radiator.

Family Bathroom (7' 11" x 7' 05") or (2.41m x 2.26m)

Frosted window to the rear, panelled bath, shower cubicle, vanity hand basin, low-level WC, fully tiled walls, tiled flooring. Spotlights to the ceiling, heated towel rail.

External

Lawn frontage with side access to the rear garden. Spacious lawn garden with 2 outbuildings & WC. Hard standing to the rear for parking.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

B

