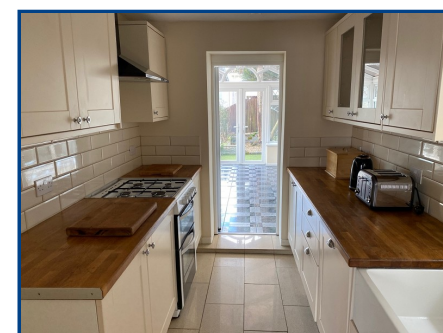
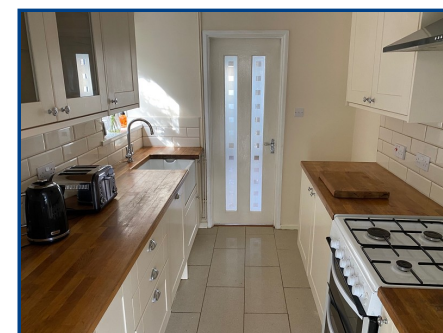


Total area: approx. 70.4 sq. metres (758.1 sq. feet)

**Falcon Drive
Neath
Neath Port Talbot.**

Price **£165,000**

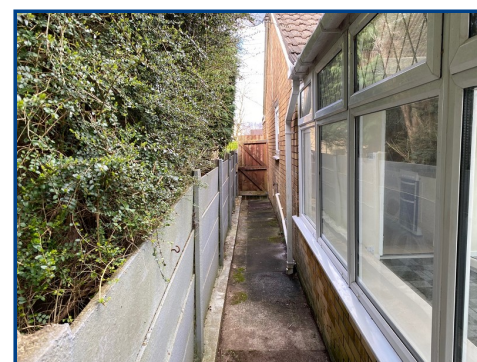


- SEMI DETACHED BUNGALOW
- 2 BEDROOMS
- LOUNGE
- KITCHEN
- CONSERVATORY
- DRIVEWAY LEADING TO SINGLE GARAGE
- EXTENSIVE MOUNTAINSIDE VIEWS TO THE REAR
- IDEAL FIRST PURCHASE
- NO CHAIN

General Description

Come & view this beautiful 2 Bedroom semi detached property. Call us today to book your viewing....

EPC Rating: D60



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.

Property Description

Discover this stunning Semi Detached Bungalow nestled in the picturesque location of Cimla Neath. This well maintained property boasts 2 bedrooms, 1 bathroom, and fabulous mountainside views, offering a peaceful retreat from the hustle and bustle of everyday life.

As you approach the property, you are greeted by a driveway leading to a single garage, providing ample parking space for you and your guests. Step inside to find a spacious and bright living area, perfect for relaxing or entertaining.

Located in Cimla Neath, this property is surrounded by the natural beauty of the mountains, offering endless opportunities for outdoor activities such as hiking, biking, or simply taking in the breath taking views.

Conveniently situated near local amenities, schools, and transport links, this property

truly offers the best of both worlds - a tranquil escape in a stunning location while still being close to everything you need.

Don't miss out on the opportunity to make this beautiful property your home. Contact us today to arrange a viewing and experience all that this wonderful home has to offer.

Porch (4' 08" x 4' 01") or (1.42m x 1.24m)

Entrance to porch, wooden panelled walls, window to the side, tiled flooring, radiator.

Lounge (12' 09" Max x 9' 03" Max) or (3.89m Max x 2.82m Max)

Window to the front, laminated flooring, radiator.

Kitchen (9' 08" x 6' 11") or (2.95m x 2.11m)

Window to the side, a range of wall & base fitted unit with Oak work top over, gas cooker with extractor fan above. Belfast sink, integrated dishwasher, tiled for splash back, tiled flooring. Door to.

Conservatory (15' 11" x 9' 01") or (4.85m x 2.77m)

Tiled flooring, radiator. French doors opening on to the rear garden.

Inner Hallway (4' 04" x 2' 11" x 3' 1") or (1.32m x 0.89m x 0.94m)

Storage cupboard housing gas central heating boiler. Plumbing available for a washing machine. Doors leading to.

Bedroom 1 (14' 05" x 10' 03") or (4.39m x 3.12m)

Window to the front, laminated flooring, radiator.

Bedroom 2 (11' 05" x 8' 01") or (3.48m x 2.46m)

Window to the rear, laminated flooring, radiator.

Bathroom (6' 06" x 5' 09") or (1.98m x 1.75m)

Frosted window to the rear, panelled bath with shower over, hand basin, low-level WC,

fully tiled walls, tiled flooring, heated towel rail.

External

Loose stone frontage leading to the property, with driveway leading to single garage. Enclosed low maintenance rear garden, benefiting from, lawn with loose stone borders, mature shrubs leading to decked seating area, a tranquil setting to relax & enjoy the extensive mountainside views.

Garage (23' 05" x 8' 04") or (7.14m x 2.54m)

Up & over door, plumbing for a washing machine. Wall mounted consumer unit.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

C

