

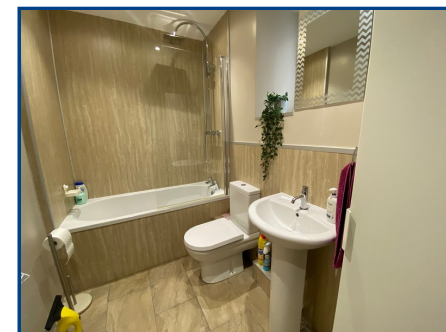
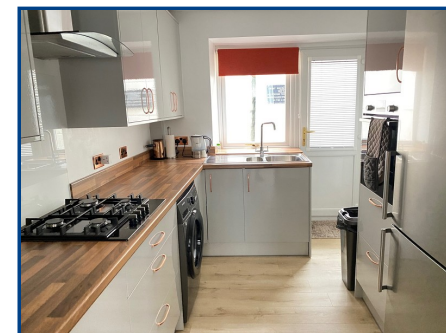
**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

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

**Price £165,000**



- **DOUBLE FRONTED SEMI DETACHED PROPERTY**
- **3 DOUBLE BEDROOMS**
- **2 RECEPTION ROOM**
- **KITCHEN**
- **BATHROOM**
- **DECEPTIVELY SPACIOUS REAR GARDEN**
- **MOUNTAINSIDE VIEWS**
- **IDEAL FIRST PURCHASE / DOWNSIZE TO**



## General Description

**Ideal First Purchase!**

**Double fronted 3 bedroom semi detached property, situated in Briton Ferry. Call us today to book your viewing.....**

**EPC Rating: D59**

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**

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



Property Description

Located in the picturesque area of Giants Grave, Briton Ferry Neath, this stunning double fronted semi-detached property is sure to impress. Boasting three generously sized double bedrooms and a modern bathroom, this well-presented home is perfect for families or professionals looking for a comfortable living space.

The property features a deceptively spacious rear garden, offering ample opportunity for outdoor gatherings or a tranquil retreat. The enchanting mountainside views provide a breath-taking backdrop to this peaceful neighbourhood.

Renovated just two years ago, the new kitchen adds a touch of modern elegance to the home. Additionally, the central heating system was newly fitted last year, the roof was also replaced in 2012, ensuring peace of mind for years to come. The stylish bathroom, updated four years ago, adds to the overall

charm of the property. Although there is no designated parking, residents will appreciate the convenience of nearby street parking options.

Situated close to local amenities, schools, and transport links, this property offers both convenience and beauty. Don't miss out on the opportunity to view this gem for yourself - book your viewing today!

**Entrance Hall (3' 11" x 2' 10") or (1.19m x 0.86m)**  
Entrance to hallway, staircase leading to the 1st floor, enclosed wall mounted electric meter, Lvt flooring. Doors leading to.

**Lounge (15' 05" x 10' 01" ) or (4.70m x 3.07m)**  
Bay window to the front, radiator.

**Dining Room (10' 03" x 10' 00" ) or (3.12m x 3.05m)**

Bay window to the front, LVT flooring, radiator.

**Kitchen (10' 09" x 7' 11") or (3.28m x 2.41m)**  
Window & door to access the rear yard area. A range of wall & base fitted units with work top over, bowl & half sink unit, gas hob with extractor fan above, electric oven. Plumbing for a washing machine, spotlights to the ceiling, Lvt flooring, radiator.

**Bathroom (12' 00" x 5' 00" ) or (3.66m x 1.52m)**  
Frosted window to the side, panelled bath with shower over & screen, hand basin, low-level WC. Partial panelled walls, tiled flooring, spotlights to the ceiling & storage area.

**First Floor Accommodation (4' 11" Max x 2' 11" Max) or (1.50m Max x 0.89m Max)**  
Landing area, doors leading to.

**Bedroom 1 (15' 09" x 10' 00" ) or (4.80m x 3.05m)**

Window to the front, attic entrance, radiator.  
**Bedroom 2 (13' 09" x 10' 06" ) or (4.19m x 3.20m)**  
Bay window to the front, radiator.

**Bedroom 3 (16' 0" x 10' 0" x 5' 9") or (4.88m x 3.05m x 1.75m)**  
Window to the rear, storage cupboard housing gas central heating boiler, radiator.

External

**Services**  
Mains electricity, mains water, mains gas, mains drainage

**Tenure**  
Freehold

**Council Tax**  
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