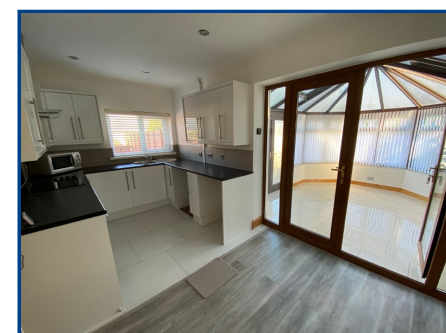
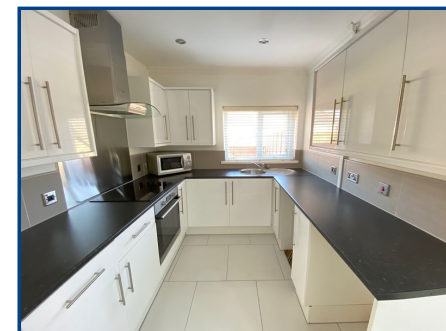
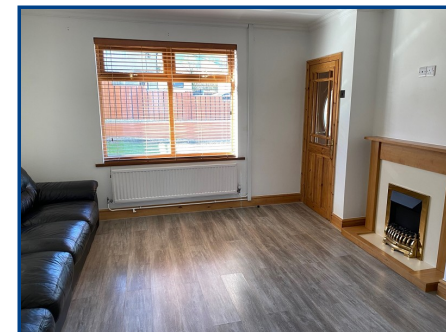
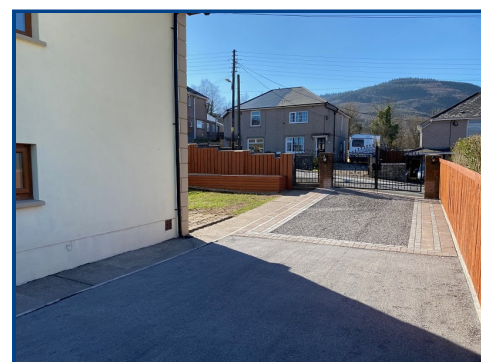
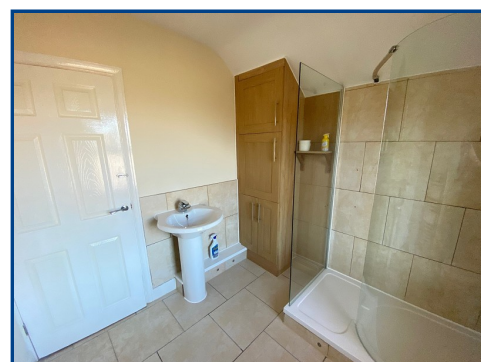


**Empire Avenue  
Cwmgwrach  
Neath  
Neath Port Talbot.**

Price **£140,000**



- SEMI DETACHED PROPERTY
- 2 DOUBLE BEDROOMS
- LOUNGE
- KITCHEN / DINER
- CONSERVATORY
- RENOVATED THROUGHOUT
- AMPLE PARKING
- POTENTIAL TO EXTEND
- IDEAL FIRST PURCHASE
- NO CHAIN



Viewing: **01639 646 926**

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

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

### General Description

**EPC Rating: D60**

**Introducing this immaculately presented semi-detached property, located in the picturesque village of Cwmgwrach in the Neath Valley. Situated in a serene and scenic setting, this charming home offers two double bedrooms and a beautifully renovated home, making for a perfect haven for a small family or couple.**

**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).

### Property Description

Welcome to this exceptional semi-detached property located in the charming village of Cwmgwrach, nestled in the beautiful Neath Valley.

This immaculately presented home boasts two spacious double bedrooms and a modern bathroom, all recently renovated to the highest standard. The property is in excellent condition throughout, with a brand new kitchen and bathroom adding to its appeal.

In terms of practicality, this property offers plenty of parking for multiple vehicles, ensuring convenience for occupants & visitors alike. A spacious rear garden with room to extend to the rear and side (subject to planning consent), and stunning views of the surrounding mountainside, creating a tranquil & idyllic setting for it's residents.

Located in Cwmgwrach, residents can enjoy the peaceful surroundings of village life while

still being close to a range of amenities. The nearby Neath Valley offers a wealth of outdoor activities, from hiking to fishing, making it an ideal location for those who appreciate nature, making it a practical choice for those in search for a well connected & vibrant community.

Don't miss the opportunity to view this remarkable property and immerse yourself in the beauty of Cwmgwrach. Contact us today to arrange a viewing.

### Entrance Hall (3' 11" x 3' 06") or (1.19m x 1.07m)

Entrance to hall via half glazed PVC door, staircase leading to the 1st floor, wall mounted electric meter, laminated flooring, radiator. Door leading to.

### Lounge (12' 02" x 12' 0") or (3.71m x 3.66m)

Window to the front, wooden fire surround with inset electric fire, storage cupboard, radiator. Double doors opening to.

### Kitchen/Diner (16' 09" x 7' 11") or (5.11m x 2.41m)

A newly fitted kitchen benefiting from, a range of wall & base fitted units, sink unit & work top over with electric hob, oven & extractor fan above. Plumbing for a washing machine, space for fridge freezer, tiled for splash back & tiled flooring. Opening to dining area with laminated flooring, spotlights to the ceiling, radiator.

### Conservatory (13' 11" x 10' 04" ) or (4.24m x 3.15m)

tiled flooring, with French doors opening to the side, giving access to the rear garden.

### First Floor Accommodation (7' 10" x 3' 0") or (2.39m x 0.91m)

Landing area, window to the side, attic entrance. Newly fitted carpets to the stairs & bedrooms. Doors leading to.

### Bedroom 1 (13' 02" x 8' 09" ) or (4.01m x 2.67m)

Window to the front, storage cupboard, radiator.

### Bedroom 2 (11' 07" x 8' 07" ) or (3.53m x 2.62m)

Window to the rear, radiator.

### Shower Room & WC (8' 04" x 7' 09" ) or (2.54m x 2.36m)

Frosted window to the rear, shower cubicle, low-level WC, hand basin, partially tiled walls, tiled flooring, heated towel rail. Storage cupboard housing gas central heating boiler.

### Services

Mains gas, mains water, mains electricity, mains drainage

### Tenure

Freehold

### Council Tax

B

