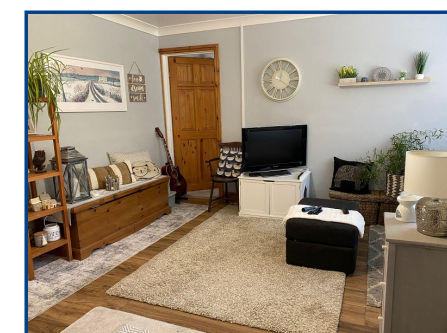


**Parish Road
Cwmgwrach
Neath
Neath Port Talbot.**

Price £295,000



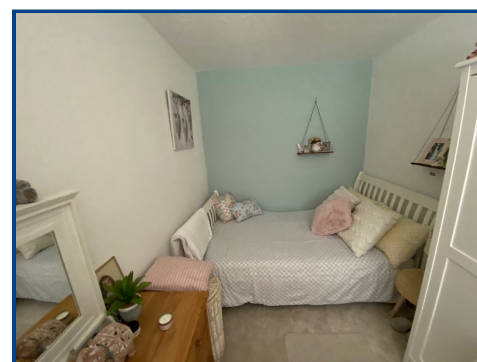
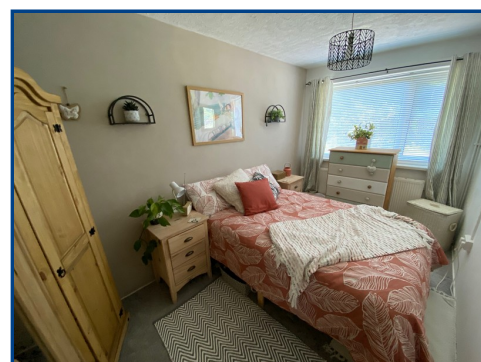
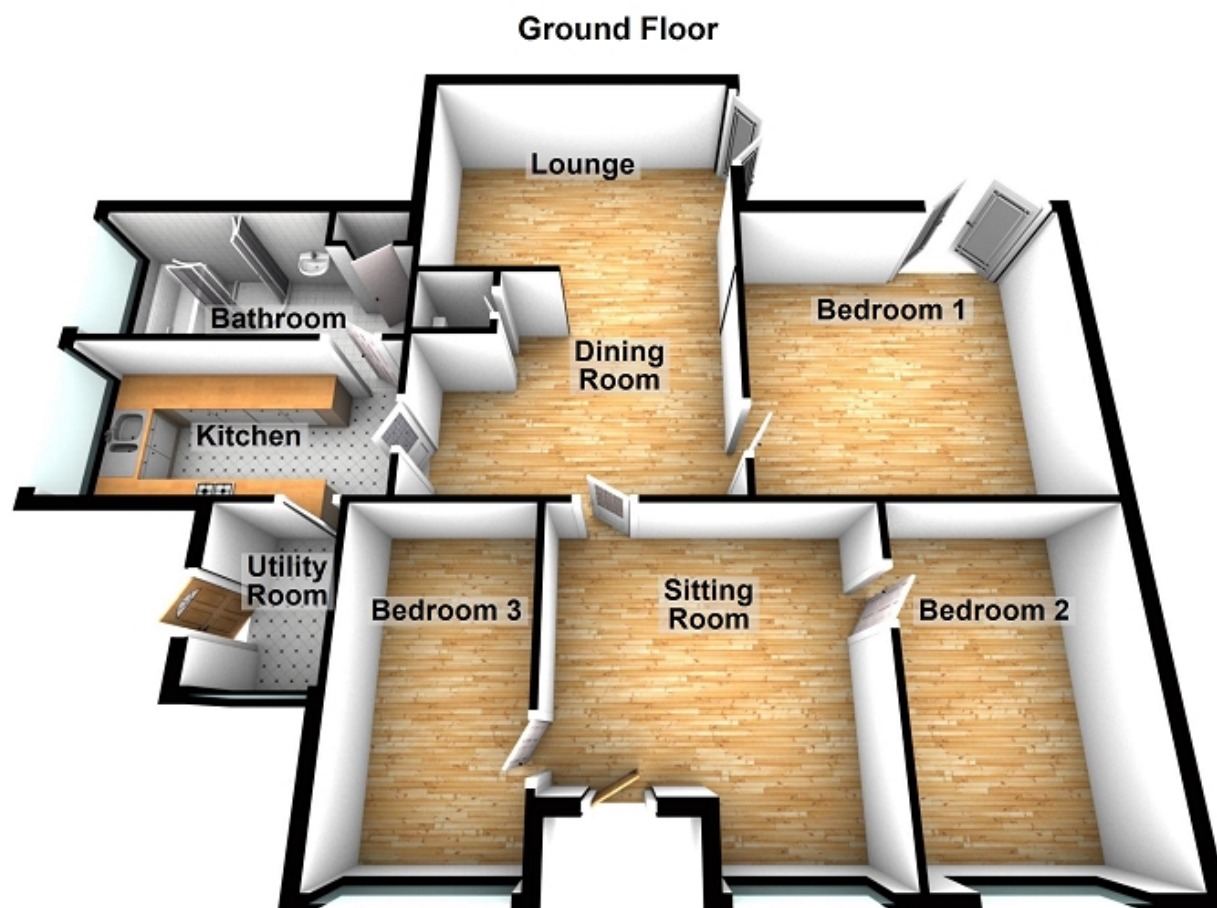
- DETACHED BUNGALOW
- 3 BEDROOMS
- 3 RECEPTION ROOMS
- NEWLY FITTED KITCHEN
- DRIVEWAY LEADING TO GARAGE
- IMMACULATELY PRESENTED THROUGHOUT
- SEMI RURAL VILLAGE LOCATION

General Description

BEAUTIFUL LOCATION & PROPERTY!

Detached 3 Bedroom bungalow, situated in the semi rural village location of Cwmgwrach. Call us today to book your viewing....

EPC Rating: D62



Viewing: **01639 646 926**

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

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

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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

BEAUTIFUL LOCATION & PROPERTY!

Detached 3 Bedroom bungalow, situated in the semi rural village location of Cwmgwrach. Property offers; Entrance to sitting room, 3 Bedrooms, dining room, kitchen, cloakroom, lounge & utility room. Externally the property offers off road parking leading to garage & a low maintenance garden benefiting from patio & decked seating area overlooking mountainside views. There is also an external studio, which has recently been sound proofed. The current owners have recently had a new roof, newly fitted kitchen, new boiler & generally updated the property. Cwmgwrach is a rural picturesque village, with many local amenities, shops, schools, petrol station, many rural walks, regular bus service & good road links to the M4 corridor. Also conveniently situated approximately 30 minutes from The Brecon Beacons National Park & The Gower Peninsula. Viewing is highly recommended to appreciate this beautiful property & peaceful location. Call us today to book your viewing.....

Sitting Room (13' 06" x 12' 09") or (4.11m x 3.89m)

Entrance to sitting room, window to the front, laminated flooring, radiator. Doors leading to.

Bedroom 2 (13' 06" x 8' 10") or (4.11m x 2.69m)

Window to the front, carpet flooring, radiator.

Bedroom 3 (13' 06" x 7' 05") or (4.11m x 2.26m)

Window to the front, carpet flooring, attic entrance radiator.

Dining Room (13' 11" x 10' 04") or (4.24m x 3.15m)

Laminated flooring, radiator. Doors leading to.

Master Bedroom (13' 06" x 10' 04") or (4.11m x 3.15m)

Patio doors opening on to the rear patio. Laminated flooring, radiator.

Cloakroom (3' 10" x 3' 02") or (1.17m x 0.97m)

Low-level WC & hand basin combination.

Kitchen (13' 11" x 6' 11") or (4.24m x 2.11m)

Newly fitted kitchen, with a range of base fitted units with worktops & shelving over, halogen hob, electric oven & extractor fan above, ceramic sink unit. Spotlights to the ceiling, tiled flooring.

Utility Room (7' 0" x 5' 0") or (2.13m x 1.52m)

Window to the side & door access to the rear garden, tiled flooring. Plumbing for a washing machine, refrigerator & space for a tumble dryer.

Bathroom (8' 01" x 5' 04") or (2.46m x 1.63m)

Frosted windows to the side, panelled bath, corner shower cubicle, hand basin, low-level WC. Partial panelled & tiled walls & shiplap cladding. Shelved storage cupboard housing gas central heating boiler, heated towel rail & radiator.

Lounge (12' 00" x 11' 10") or (3.66m x 3.61m)

Window to the side, French doors opening on to the rear patio. Two roof windows, laminated flooring, vertical radiator.

External

Enclosed low maintenance rear garden, benefiting from patio & raised decking area. Loose stone with mature shrubs, pond. Two parking areas, front & side of the property. Mountainside views.

Garage (20' 05" x 12' 11") or (6.22m x 3.94m)

Remote roller shutter door, can accommodate two small vehicles. EV charging point.

Studio (16' 11" x 14' 04") or (5.16m x 4.37m)

Fully sound proof. Power & lighting & radiator.

Services

Mains gas, mains drainage, mains water, mains electricity

Tenure

Freehold

Council Tax

C

