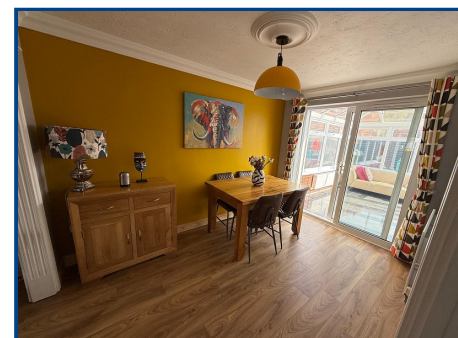
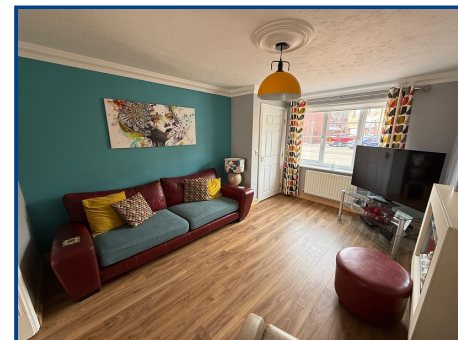


**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**

**12 Offices Across South Wales**

## **Havard Jones Close Neath Neath Port Talbot.**

**Price £290,000**



- **DETACHED PROPERTY**
- **FOUR BEDROOMS**
- **3 RECEPTION ROOMS**
- **CONSERVATORY**
- **SHOWER ROOM & BATHROOM**
- **EN-SUITE**
- **OFF ROAD PARKING**

### **General Description**

**A fantastic opportunity to own a stunning detached property located in the peaceful area of Penrhiwtyn, Neath.**

**EPC Rating: C77**





**Viewing: 01639 646 926 Website: [www.ctf-uk.com](http://www.ctf-uk.com) Email: [neath@ctf-uk.com](mailto: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](mailto:surveys@ctf-uk.com).



## Property Description

Welcome to this stunning detached property for sale located in the sought-after area of Penrhiwtyn, Neath.

Upon entering, you are greeted by a spacious layout that includes an entrance porch, sitting room, lounge, diner, conservatory, kitchen, and a convenient shower room on the ground floor.

Upstairs, you will find four beautifully appointed bedrooms, a family bathroom, and an en-suite for added comfort and convenience.

Externally, the property features off-road parking for two vehicles, side access to a low maintenance enclosed rear garden with a delightful patio seating area - an ideal space for alfresco dining and entertaining guests.

Conveniently situated with good links to the A465 & M4 corridor, residents can easily access local amenities, public transport, and various points of interest in the area.

Don't miss out on the opportunity to view this charming property - schedule your viewing today and

experience the charm and elegance this home has to offer.

**Porch (3' 9" x 5' 0") or (1.15m x 1.52m)**

Entrance to porch, radiator, laminate flooring.

**Sitting Room (13' 1" x 9' 5") or (4.00m x 2.87m)**

Window to front, wall mounted consumer unit, electrical fireplace, radiator.

**Lounge (13' 10" x 10' 6") or (4.21m x 3.21m)**

Window to front, radiator, laminate flooring.

**Dining Room (11' 2" x 7' 9") or (3.41m x 2.36m)**

Patio sliding doors to conservatory, radiator, laminate flooring.

**Conservatory (12' 5" x 9' 0") or (3.79m x 2.75m)**

French patio doors to rear, radiator, tiled flooring.

**Kitchen (11' 1" x 15' 7") or (3.39m x 4.74m)**

Window to rear, range of wall & base fitted units with work top over, hob with extractor fan above, integrated oven, microwave, dishwasher, washing machine and fridge freezer. Bowl & 1/2 sink unit, radiator, laminate flooring.

**Shower Room (6' 8" x 9' 0") or (2.02m x 2.74m)**

Walk in shower, hand basin, WC, extractor fan.

**First Floor Accommodation (5' 1" x 6' 6") or (1.55m x 1.99m)**

Airing cupboard with wall mounted boiler, Doors leading to.

**Bedroom 1 (12' 7" x 10' 7") or (3.84m x 3.22m)**

Window to front, radiator, laminate flooring.

**En Suite (5' 9" x 5' 6") or (1.76m x 1.68m)**

Frosted window to front, walk in shower, vanity hand basin, WC, radiator.

**Bedroom 2 (10' 7" x 9' 6") or (3.23m x 2.90m)**

Window to front, radiator.

**Bedroom 3 (14' 6" x 9' 1") or (4.43m x 2.76m)**

Window to rear, wall fitted wardrobes, radiator.

**Bedroom 4 (12' 9" x 7' 6") or (3.88m x 2.28m)**

Window to rear, radiator, laminate flooring.

**Bathroom (9' 1" x 6' 6") or (2.78m x 1.97m)**

Frosted window to rear, hand basin, WC, panelled bath unit, extractor fan.

## External

Off road parking for two vehicles, side access to low maintenance enclosed rear garden with patio seating area, outbuilding.

## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

Freehold

