

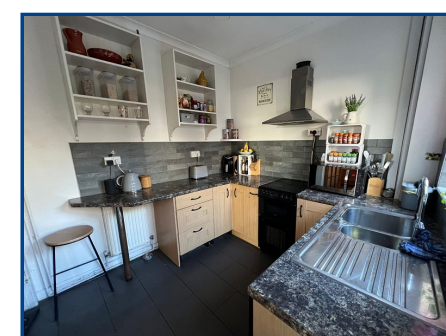
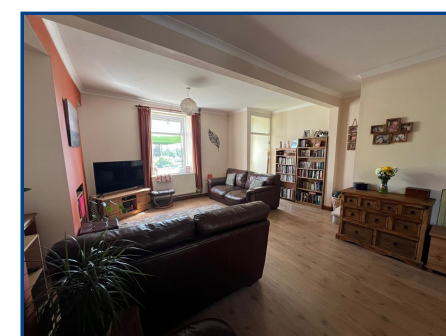
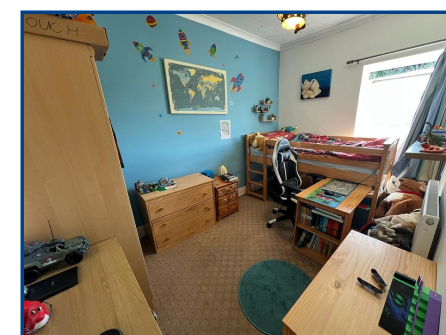


**Newall Road
Neath
Neath Port Talbot.**

Offers Over **£135,000**



- END OF TERRACE
- 3 BEDROOMS
- LOUNGE DINING ROOM
- KITCHEN
- FIRST FLOOR FAMILY BATHROOM
- SPACIOUS FRONT GARDEN
- OFF ROAD PARKING WITH A GARAGE
- POPULAR LOCATION
- IDEAL FIRST TIME BUY OR FAMILY HOME



General Description

This charming 3-bedroom End of terrace property is situated in the popular catchment area of Skewen. The property is in good condition and boasts a spacious front garden, a decking seating area, off-road parking, and a garage. To the rear, there is a low-maintenance courtyard, perfect for relaxing outdoors.

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.

Tel: **01639 646 926**

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

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

Property Description

Introducing this charming three bedroom End of terrace home located in the sought-after area of Skewen. Situated in a popular catchment area, this property offers easy access to the M4 Corridor, making it perfect for commuters.

Upon entering, you are greeted by a spacious lounge dining room, ideal for entertaining family and friends. The property is in good condition, ready for you to make it your own. The accommodation also includes one bathroom, providing convenience for busy households.

Outside, the property boasts a spacious front garden with a decking seating area, perfect for enjoying the outdoors. There is also off-road parking and a garage, adding to the convenience of this property. To the rear, you will find a low maintenance courtyard, providing a private space to relax.

Located in Skewen, this property benefits from a range of nearby amenities including shops, restaurants, and schools. The area also

offers easy access to the M4 Corridor, opening up a world of possibilities for exploration.

Don't miss out on the opportunity to view this fantastic property. Contact us today to book your viewing appointment.

Entrance Hall

Enter via double glazed door to front, laminated floor, leading into;

Lounge/Dining Room (22' 3" x 15' 9") or (6.77m x 4.79m)

Double glazed window to front and rear, 2 x radiators, laminated flooring, spot lights to alcove, stairs to first floor, open fire places (chimneys have been capped).

Kitchen (8' 4" x 8' 5") or (2.55m x 2.57m)

Base units with work tops over, wall mounted storage shelves, stainless steel sink unit, plumbing for dish washer, space for free standing electric cooker, tiled splash backs, tiled walls, radiator, double glazed window to side, double glazed door to side, under stairs pantry housing fridge freezer.

1st Floor Landing

Door leading to;

Bedroom 1 (9' 11" x 9' 9") or (3.01m x 2.96m)

Double glazed window to rear, coving to ceiling, radiator.

Bedroom 2 (11' 10" x 7' 11") or (3.61m x 2.42m)

Double glazed window to front, radiator, coving to ceiling.

Bedroom 3 (7' 8" x 8' 11") or (2.33m x 2.73m)

Double glazed window to front, radiator,loft access (loft has been boarded)

Bathroom (8' 6" x 8' 4") or (2.60m x 2.54m)

Double glazed window to side, panelled bath with electric shower over, w.c, pedestal wash hand basin, part tiled walls, vinyl flooring, wall mounted gas combi boiler, storage cupboard.

External To Front

Mainly laid to lawn, a spacious front garden, with decking area - ideal for entertaining, soaking in the mountain views and sun, path

leading down to off road parking and a single garage.

External To Rear

A low maintenance court yard with gated side access which can lead to the front of the property. Outside w.c. Steps leading to the rear lane.

Wooden storage shed currently used as a utility room (2.53m x 2.10m) - Fitted work tops, stainless steel sink unit, plumbing for washing, under counter fridge, tumble dryer.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

B

