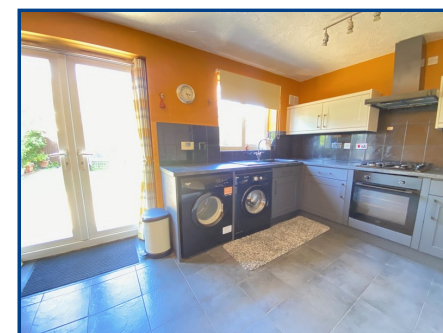


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

**Dol Werdd
Wauanceirch
Neath
Neath Port Talbot.**

Price **£205,000**



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- LOUNGE, KITCHEN DINER
- OFF ROAD PARKING WITH GARAGE
- ENCLOSED REAR GARDEN
- POPULAR LOCATION
- SOLD WITH NO CHAIN

General Description

EPC Rating: C69

Introducing this well-appointed semi-detached property located in the desirable area of Wauanceirch. Boasting three bedrooms and a convenient ground floor w.c, this home is perfect for growing families. The property features a spacious lounge, a kitchen diner ideal for family meals, and a shower room for added convenience.

Situated close to the Primary School and Neath Port Talbot College, this property is a great choice for those looking for educational facilities in the area. The property is in good condition but with room for modernisation, allowing the new owners to put their own stamp on the home.

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

Step inside this charming 3 bedroom semi-detached property located in the sought-after area of Waunceirch. Ideal for both families and professionals, this home boasts a spacious lounge, a modern kitchen diner, and abundant natural light thanks to double glazing throughout.

Conveniently situated close to Neath Port Talbot College, Waunceirch Primary School, and the M4 Corridor, this property offers the perfect balance of tranquillity and accessibility. Local amenities are just a stone's throw away, ensuring that everything you need is within easy reach.

In good condition yet offering scope for modernisation, this property presents a fantastic opportunity to create your dream home. With the added benefits of a driveway, single garage, and an enclosed rear garden that's low maintenance, there's plenty of

space for outdoor enjoyment.

Don't miss out on the chance to make this property your own. Contact us today to schedule a viewing and start envisioning the possibilities that await you in this wonderful home.

Entrance Hall

Enter via double glazed door to front, radiator, vinyl flooring, stairs to first floor.

W.C. (5' 3" x 2' 11") or (1.60m x 0.88m)

Double glazed window to front, low level WC wash hand basin, heated towel rail, fully tiled walls, tiled flooring, wall mounted electric consumer unit.

Lounge (15' 1" x 14' 9") or (4.61m x 4.49m)

Double glazed window to front, radiator, coving to ceiling, electric wall mounted fire with mantle surround.

Kitchen/Diner (10' 1" x 14' 7") or (3.07m x 4.45m)

A range of wall and base units with work tops over, sink unit, integrated 4 ring gas hob and oven with extractor fan over, plumbing for washing machine, tumble dryer, space for fridge freezer, part tiled walls, tiled flooring, radiator, storage cupboard, double glazed window to rear, French patio doors leading out to rear garden.

1st Floor Landing

Double glazed window to side, loft access, storage airing cupboard, storage cupboard housing wall mounted gas combi boiler.

Bedroom 1 (12' 2" x 8' 1") or (3.71m x 2.47m)

Double glazed window to rear, radiator, coving to ceiling, built in wardrobes.

Bedroom 2

Double glazed window to front, radiator, built in sliding wardrobes.

Bedroom 3 (9' 1" x 6' 7") or (2.76m x 2.00m)

Double glazed window to rear, radiator.

Shower Room (6' 0" x 5' 6") or (1.82m x 1.67m)

Double glazed window to front, vanity wash hand basin, shower cubicle, low level w.c, fully tiled walls, laminated flooring, radiator.

EXTERNALLY

There is off road parking to the front of the property with access to a single garage (4.98 x 2.65).

To the rear: There is an enclosed low maintenance rear garden with patio seating area, main laid to lawn with Astroturf, flower beds with mature shrubs and trees, access to the garage.

Council Tax

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