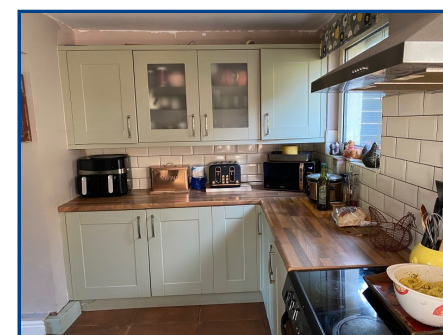


**Parish Road
Cwmgwrach
Neath
Neath Port Talbot.**

Offers Over **£160,000**

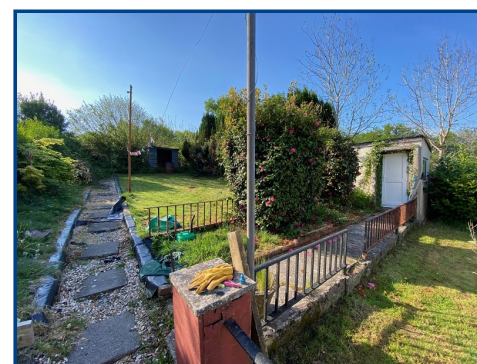


- END OF TERRACE COTTAGE
- 2 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- SINGLE GARAGE TO FRONT
- WELL PRESENTED
- IDEAL FIRST PURCHASE
- SPACIOUS FRONT & REAR GARDEN

General Description

EPC Rating: E54

Located in the charming village of Cwmgwrach Neath, this delightful end of terrace cottage is the perfect blend of character and functionality. Boasting 2 bedrooms and 1 bathroom, this quirky property is perfect for those seeking a unique home with plenty of charm.



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 end of terrace cottage located in the picturesque village of Cwmgwrach Neath. This delightful property boasts 2 bedrooms, 1 bathroom, and 2 reception rooms, offering plenty of space for comfortable living.

The property is in excellent condition, with quirky features adding character to the home. You will also enjoy the spacious front and rear gardens, perfect for outdoor entertaining or simply relaxing in the sunshine. The convenience of a single garage provides secure parking and storage space.

Cwmgwrach Neath itself is a tranquil village surrounded by stunning countryside, ideal for nature lovers and outdoor enthusiasts. Nearby points of interest include beautiful walking trails, local shops, and cafes offering a taste of village life.

Don't miss the opportunity to view this wonderful property - book your appointment today and discover the beauty of living in Cwmgwrach Neath.

Entrance Hall

Entrance to hall, staircase leading to the 1st floor, laminated flooring, radiator. Door leading to;

Lounge (14' 10" x 11' 02") or (4.52m x 3.40m)

Window to the front, wooden fire surround, laminated flooring, radiator.

Sitting Room / Dining Room (14' 11" x 9' 11") or (4.55m x 3.02m)

Window to the front, radiator.

Kitchen (19' 05" x 6' 10") or (5.92m x 2.08m)

A range of wall & base fitted units, electric cooker point with extractor fan above, plumbing for a washing machine, sink unit, tiled for splash back, tiled flooring.

Inner Hall

Door access to the rear garden, tiled flooring, radiator. Door leading to;

Bathroom (11' 08" x 5' 0") or (3.56m x 1.52m)

Frosted window to the side, panelled bath, vanity hand basin with under storage, low-level WC, heated towel rail, partially tiled walls.

First Floor Accommodation

Landing area, window to the rear. Doors to;

Bedroom One (14' 11" x 11' 03") or (4.55m x 3.43m)

Window to the front, storage housing gas central heating boiler, radiator.

Bedroom Two (14' 11" x 10' 02") or (4.55m x 3.10m)

Window to the front, radiator.

External

Spacious lawn frontage with pathway leading to the property, central loose stone feature with mature shrubs. Patio seating area with extensive mountainside views. Garage parking.

Rear enclosed slightly elevated garden with lawn, two outbuildings & summer house.

Summerhouse (15' 10" x 13' 10") or (4.83m x 4.22m)

Window to the rear & side, wooden flooring. Ideal space for working from home, hobby or playroom, or possibly convert to a bar for entertaining.

Services

Mains drainage, mains water, mains electricity, mains gas

Tenure

Freehold

Council Tax

B

