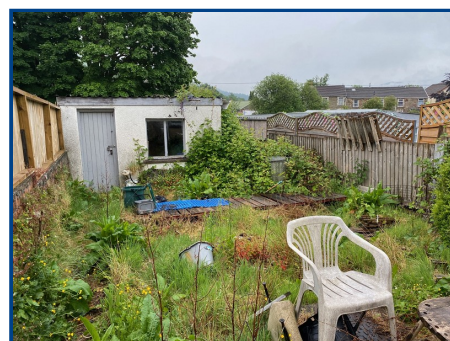
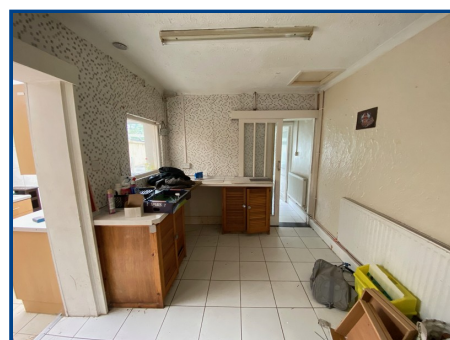
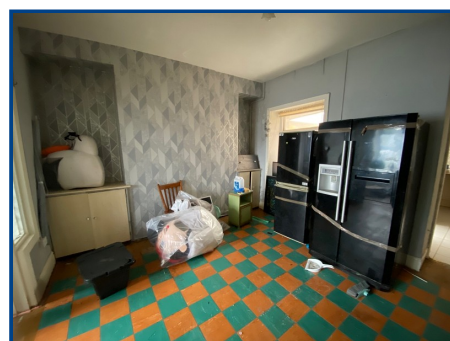


**Heol Y Felin
Cwmgwrach
Neath
Neath Port Talbot.**

Price £100,000



- MID TERRACE PROPERTY
- REQUIRES RENOVATING THROUGHOUT
- 3 BEDROOMS
- LOUNGE THROUGH TO SITTING ROOM
- KITCHEN / DINER & UTILITY ROOM
- ENCLOSED REAR GARDEN
- SINGLE GARAGE
- VILLAGE LOCATION



General Description

Introducing a fantastic opportunity to refurbish and customize this mid-terrace property in the picturesque village of Cwmgwrach Neath Valley. This 3-bedroom property is in poor condition and requires renovation throughout, offering a blank canvas for those looking to create their dream home. Call us today to book your viewing.....

EPC Rating: D58

Heol Y Felin, Cwmgwrach, Neath, Neath Port Talbot.

Property Description

Introducing this charming mid-terrace property located in the picturesque village of Cwmgwrach in the Neath Valley. This 3-bedroom, 1-bathroom home is awaiting your personal touch to bring it back to its former glory.

Stepping inside, you'll find a spacious lounge leading to a cosy sitting room, a well-equipped kitchen/diner, and a convenient utility room. The property is in poor condition and requires renovation throughout, giving you the perfect opportunity to create your dream home.

Outside, the property boasts an enclosed rear garden, ideal for enjoying warm summer days, and a single garage for secure parking. Situated in a peaceful area, you can enjoy the tranquillity of the surrounding countryside while still being within easy reach of local amenities.

Cwmgwrach is a quaint village with a close-knit community, offering a range of shops, pubs, and restaurants for your convenience. Nearby you'll find beautiful walking trails, stunning waterfalls, and the picturesque Neath Valley, providing endless opportunities for outdoor adventures.

Don't miss out on the chance to turn this property into your perfect home. Contact us today to arrange a viewing and start your renovation journey.

Porch (4' 07" x 2' 11") or (1.40m x 0.89m)

Enter to porch, enclosed wall mounted electric meter.

Hallway (9' 02" x 3' 02") or (2.79m x 0.97m)

Stairs to first floor, radiator. Door leading to.

Reception Room 1. (10' 0" x 13' 0") or (3.05m x 3.96m)

Window to front, radiator, wall mounted gas meter, opening to.

Reception Room 2. (12' 0" x 11' 09") or (3.66m x 3.58m)

Window to rear, radiator.

Kitchen (11' 0" x 8' 01") or (3.35m x 2.46m)

Wall and base units, window to side, tiled flooring, radiator, loft access. Under stairs storage cupboard.

Inner Hallway (3' 02" x 2' 10") or (0.97m x 0.86m)

Tiled flooring, radiator.

Lean to / Utility Room (10' 08" x 6' 01") or (3.25m x 1.85m)

Wall and base units, sink unit, plumbing for washing machine, tiled walls and tiled flooring, radiator, window and door opening out to the rear garden.

Bathroom (9' 05" x 8' 05") or (2.87m x 2.57m)

Frosted window to the rear, panelled bath, hand basin, shower cubicle, partially tiled walls, tiled flooring, radiator.

First Floor Accommodation (14' 03" x 5' 06") or (4.34m x 1.68m)

Window to rear, storage cupboard, radiator.

Bedroom 1 (11' 01" x 8' 01") or (3.38m x 2.46m)

Window to front, built in wardrobes, radiator.

Bedroom 2 (10' 01" x 9' 01") or (3.07m x 2.77m)

Window to rear, radiator.

Bedroom 3 (7' 08" x 7' 01") or (2.34m x 2.16m)

Window to front, radiator, loft access.

External

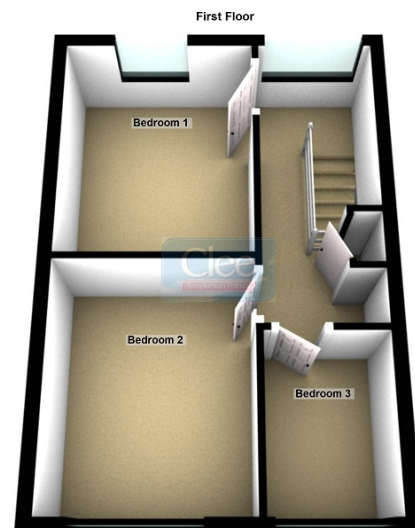
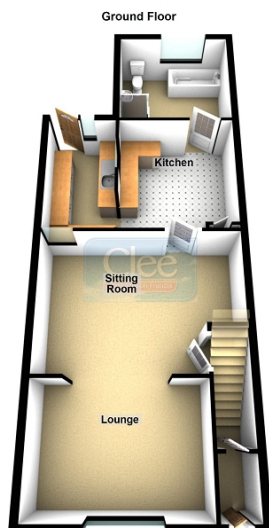
Enclosed rear garden with single garage.

Tenure

Freehold

Council Tax

B



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 mis-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.