















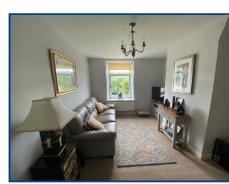
Chartered Surveyor, Valuers, Estate Agents & Auctioneers
14 Offices Across South Wales

Parish Road Cwmgwrach Neath Neath Port Talbot.

Price **£129,950** 







- END OF TERRACE COTTAGE
- 2 DOUBLE BEDROOMS
- · 2 RECEPTION ROOMS
- · SINGLE GARAGE TO FRONT
- · WELL PRESENTED
- · IDEAL FIRST PURCHASE





### 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.

#### **General Description**

SEMI RURAL LOCATION! END OF TERRACE COTTAGE!

2 Bedroom cottage situated in the village of Cwmgwrach. Property offers; Hallway, 2 Reception rooms, kitchen & bathroom to the ground floor, 2 Bedrooms to the 1st floor. Front & rear garden, with garage parking.

Tel: 01639 646 926 Email: neath@ctf-uk.com Web: www.ctf-uk.com

## **Property Description**

**SEMI RURAL LOCATION!** END OF TERRACE COTTAGE! 2 Bedroom cottage situated in village of Cwmgwrach. the Property offers; Hallway, Reception rooms, kitchen & bathroom to the ground floor, 2 Bedrooms to the 1st floor. Front & rear garden, with single garage Property parking. is presented and benefits from gas central heating & double glazing recently throughout, refurbished, with new kitchen & bathroom, new electrics & replastered throughout. Spacious seating patio front area, overlooking the open mountainside views. Property is local to amenities, Sainsbury & Tesco store, primary schools, shops, regular bus service & good road links to the M4 corridor. Viewing is highly recommended to appreciate property & location. Call us today to book a viewing......

#### **Entrance Hall**

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

## Lounge (14' 10" x 11' 02" ) or $(4.52m \times 3.40m)$

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 $(3.56m \times 1.52m)$

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

### **First Floor Accomodation**

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 with extensive area mountainside views. Garage parking.

Rear enclosed slightly elevated garden with lawn, outside WC & two outbuildings.

#### **Services**

Mains drainage, mains gas, mains water, mains electricity











