



**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

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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.

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Property 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 single garage parking. Property is well presented and benefits from gas central heating & double glazing throughout, recently been refurbished, with new kitchen & bathroom, new electrics & re-plastered throughout. Spacious front patio seating area, overlooking the open mountainside views. Property is close to local 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 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 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 area with extensive mountainside views. Garage parking. Rear enclosed slightly elevated garden with lawn, outside WC & two outbuildings.

Services

Mains drainage, mains gas, mains water, mains electricity

