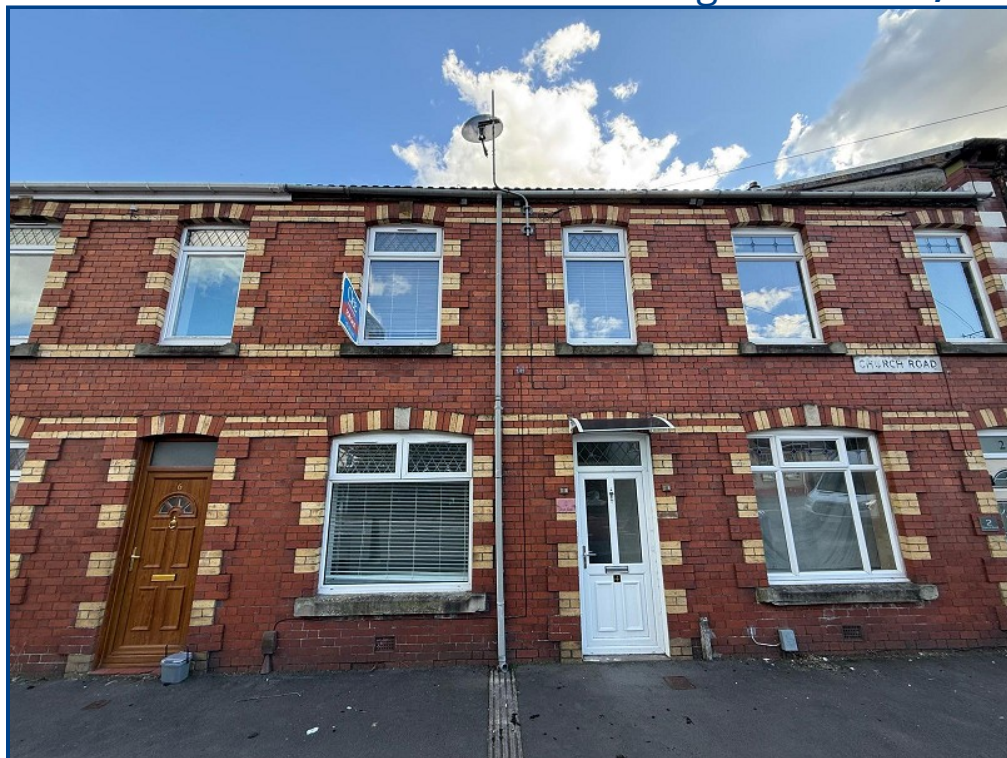


**Church Road
Cadoxton
Neath
Neath Port Talbot.**

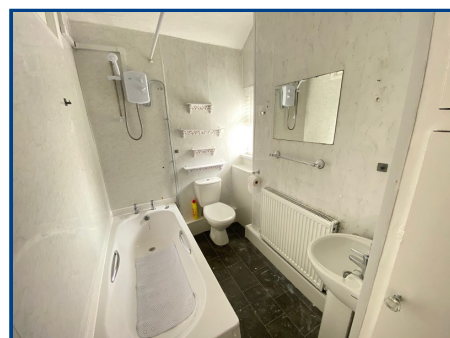
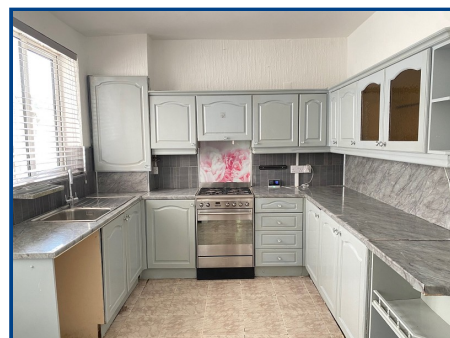
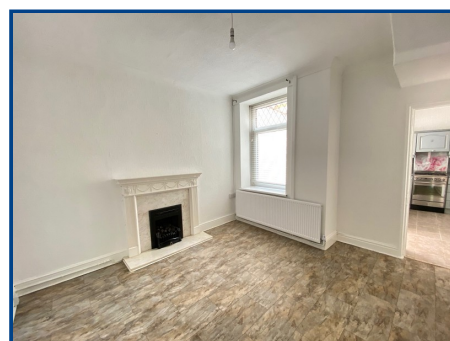
Offers In Region Of £135,000



- MID TERRACE PROPERTY
- 2 BEDROOMS + DRESSING ROOM
- SITTING ROOM
- LOUNGE
- KITCHEN
- ENCLOSED PRIVATE REAR GARDEN
- POTENTIAL TO CREATE PARKING TO THE REAR
- IDEAL FIRST PURCHASE / DOWNSIZE TO
- REQUIRES SOME MODERNISING THROUGHOUT
- NO CHAIN

General Description

For sale in the charming town of Cadoxton Neath is this attractive mid-terrace property boasting two bedrooms plus a dressing room. The first floor bathroom adds convenience, while the property is in good condition with potential for modernising to suit personal tastes.



EPC Rating: C72

Property Description

This charming mid-terrace property is now available for sale in the desirable area of Cadoxton Neath. Boasting 2 bedrooms plus a dressing room, this home offers plenty of space for a growing family, with 2 Reception rooms or those seeking a home office. The first floor bathroom adds convenience and functionality to the layout.

The property is in good condition, with some potential for modernising to truly make it your own. Outside, the enclosed low maintenance rear garden provides a private outdoor space with the possibility to create parking for one vehicle, a rare find in this thriving neighbourhood.

Located in Cadoxton Neath, residents will enjoy easy access to local amenities, schools, and transport links. Nearby points of interest include parks, shopping centres, and restaurants for leisurely weekends and evenings out.

Don't miss out on the opportunity to view this wonderful property. Contact us today to schedule a viewing and make this house your new home.

Porch (3' 09" x 3' 04") or (1.14m x 1.02m)

Entrance to Porch, tiled flooring. Door leading to.

Hallway (11' 01" x 3' 04") or (3.38m x 1.02m)

Staircase leading to the 1st floor, tiled flooring radiator.

Sitting Room (12' 05" x 10' 09") or (3.78m x 3.28m)

Window to the front, feature fire surround with inset electric fire. Enclosed electric & gas meter, radiators.

Lounge (12' 06" x 11' 07") or (3.81m x 3.53m)

Window to the rear, feature fire surround with gas fire, radiator.

Kitchen (11' 07" x 9' 08") or (3.53m x 2.95m)

Window & door to the side, giving access to the rear garden. Wall & base fitted units, sink unit with work top over. Gas cooker, tiled flooring. Under stairs storage cupboard, tiled flooring, radiator.

First Floor Accommodation (12' 08" x 5' 07") or (3.86m x 1.70m)

Landing area, attic entrance. Doors leading to.

Bedroom 1 (14' 10" x 10' 07") or (4.52m x 3.23m)

Windows to the front, storage cupboard, radiator.

Bedroom 2 (12' 03" x 11' 02" x 8' 8") or (3.73m x 3.40m x 2.64m)

Window to the rear, radiator.

Dressing Room (9' 02" x 6' 08") or (2.79m x 2.03m)

Window to the side, laminated flooring, radiator.

Bathroom (9' 04" x 5' 00") or (2.84m x 1.52m)

Frosted window to the rear, panelled bath with shower over, hand basin, low-level WC. Storage cupboard, panelled walls, radiator.

External

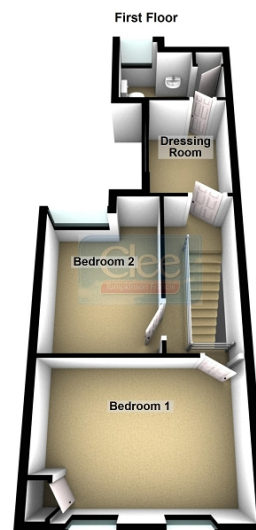
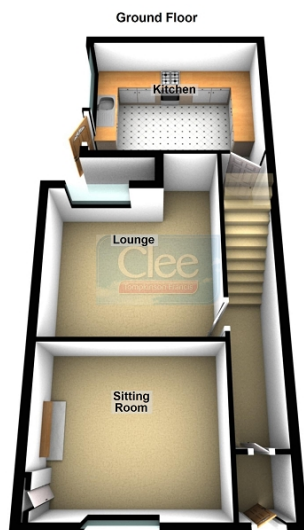
Enclosed private rear garden benefiting from under cover seating area, leading to low maintenance decked garden. Gated access to further garden area, with potential to create off road parking for one vehicle. Outside WC.

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 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.