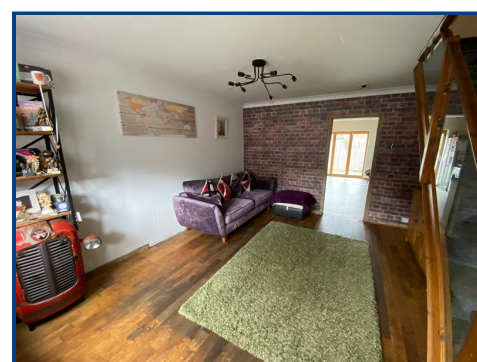
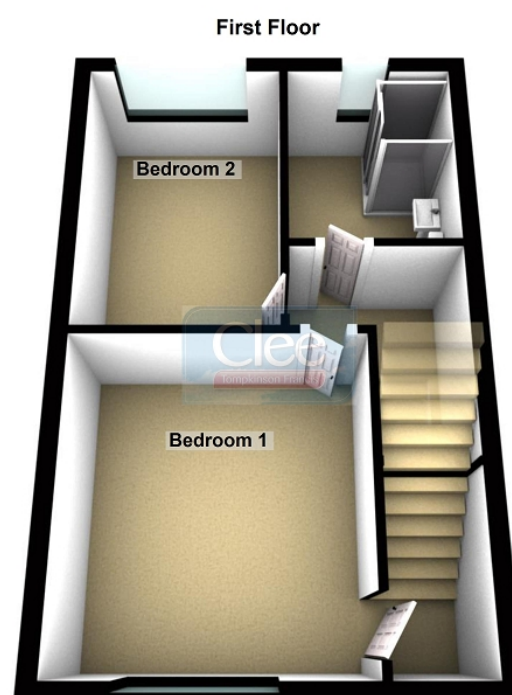
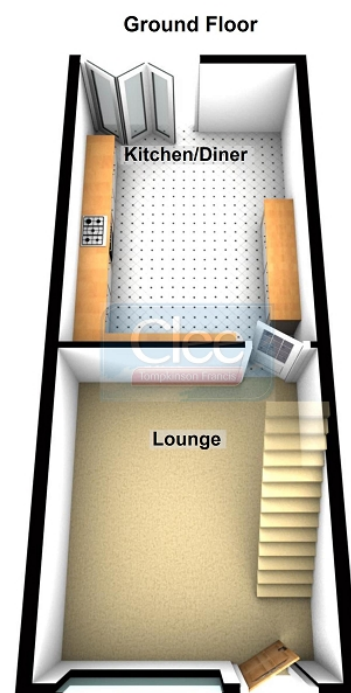
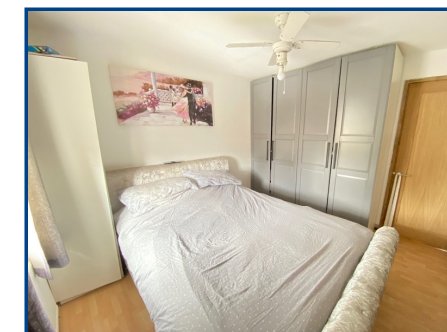
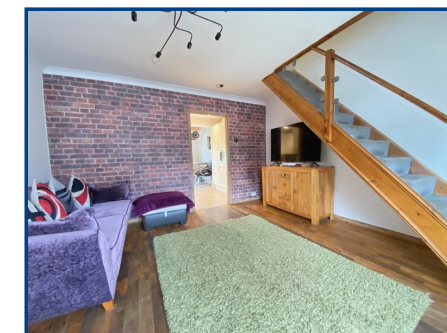


**Eaglesbush Close
Neath
Neath Port Talbot.**

Price **£155,000**



- END OF TERRACE PROPERTY
- 2 BEDROOMS
- LOUNGE
- KITCHEN / DINER
- ATTIC ROOM WITH SEPARATE WC
- OFF ROAD PARKING TO THE FRONT
- CUL-DE-SAC LOCATION
- IDEAL FIRST PURCHASE / DOWNSIZE TO



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

Nestled in a peaceful cul-de-sac in the heart of Neath, this delightfully extended end of terrace property is perfect for first-time buyers. Immaculately presented throughout, the home offers versatile accommodation arranged over three floors, featuring two comfortable bedrooms and a handy attic room that can be tailored to your needs – perfect as a home office, guest room or creative space. Call us today to schedule your viewing appointment.....

Property Description

Nestled in a desirable cul-de-sac location in Neath, this extended and beautifully presented end of terrace property offers the perfect setting for comfortable and convenient living. Ideal for first-time buyers, the home boasts two well-proportioned bedrooms, complemented by a versatile attic room—ideal for a guest suite, study, or additional storage. A stylish first floor bathroom adds modern comfort to this inviting residence.

To the front of the property, off-road parking provides a practical solution for busy households, while the low maintenance courtyard to the rear offers a private space for relaxing or entertaining, without the burden of extensive upkeep.

Situated in a peaceful neighbourhood, this property enjoys excellent proximity to a variety of local amenities. Neath town centre is just a short stroll away, offering a vibrant

mix of high street shops, independent boutiques, cafés, and restaurants. The area is well served by reputable schools, making it a popular choice for families. For those who appreciate green spaces, the beautiful Gnoll Country Park is nearby, offering scenic walks, playgrounds, and tranquil picnic spots. Excellent transport links—including Neath railway station and easy access to the M4 corridor—ensure effortless commuting to Swansea, Cardiff, and beyond.

With its attractive kerb appeal, modern fittings throughout, and convenient location, this property truly stands out as a wonderful opportunity for those seeking a move-in ready home in Neath. Arrange a viewing today to discover everything this charming property has to offer.

Entrance to Lounge (14' 07" x 12' 07") or (4.45m x 3.84m)

Window to the front, laminated flooring, staircase leading to the 1st floor, radiator.

Kitchen/Diner (17' 06" x 11' 09") or (5.33m x 3.58m)

An impressive extended kitchen / diner, with a range of wall & base fitted units, bowl & half sink unit, with work top over. Free standing electric cooker range with extractor fan above, integrated microwave. Feature pitched wooden ceiling with spotlights, breakfast bar with seating area. Enclosed wall mounted gas central heating boiler. Tiled flooring, radiator. Bi-foldable doors opening to the rear courtyard.

First Floor Accommodation. (6' 03" x 2' 11") or (1.91m x 0.89m)

Landing area, doors leading to.

Bedroom 1 (11' 04" x 9' 07") or (3.45m x 2.92m)

Window to the front, built in wardrobes, laminated flooring, radiator. Door access to.

Attic Room (14' 05" x 12' 06") or (4.39m x 3.81m)

Roof window to the rear.

Separate Toilet (5' 03" x 3' 02") or (1.60m x 0.97m)

Roof window to the rear, low-level WC, with fitted hand basin, fully tiled walls & flooring.

Bedroom 2 (10' 03" x 7' 05") or (3.12m x 2.26m)

Window to the rear, radiator.

External

Off road parking to the front of the property, with side gated access to the rear garden. Enclosed low maintenance rear courtyard with paved area & artificial grass.

Services

Mains drainage, mains gas, mains water, mains electricity

Council Tax

C

