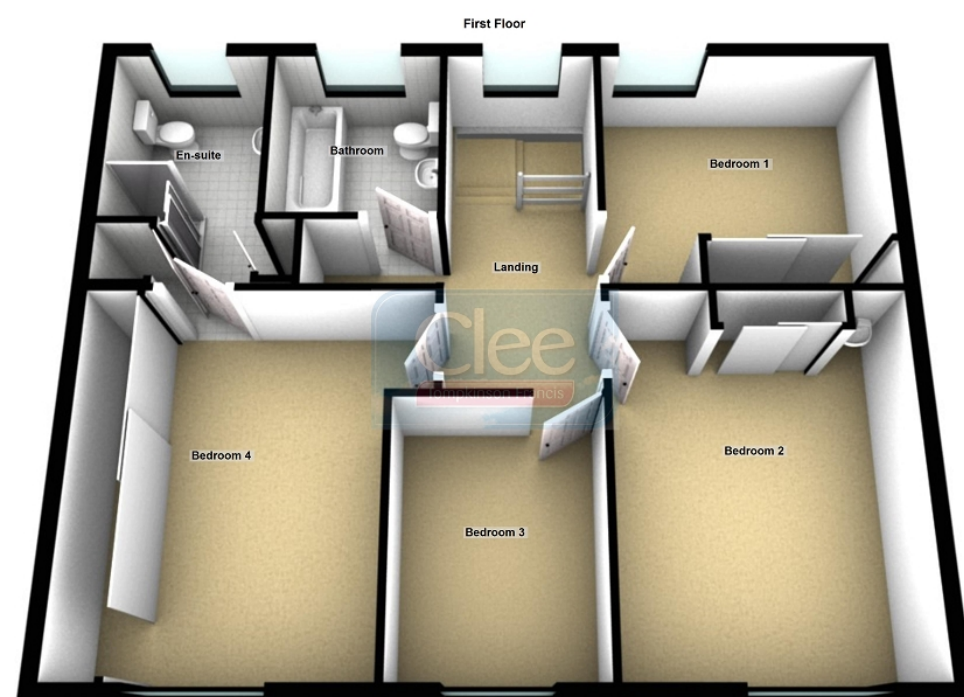
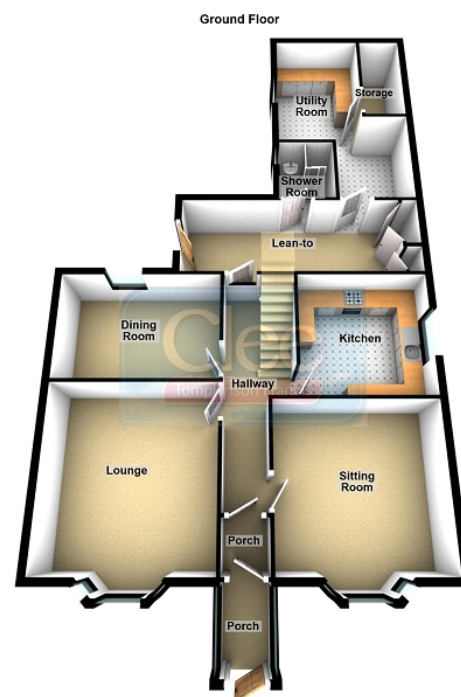
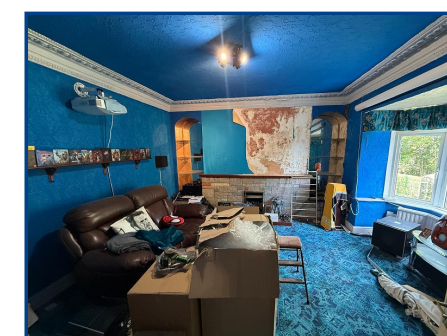




**Main Road
Cilfrew
Neath
Neath Port Talbot.**

Price £173,000

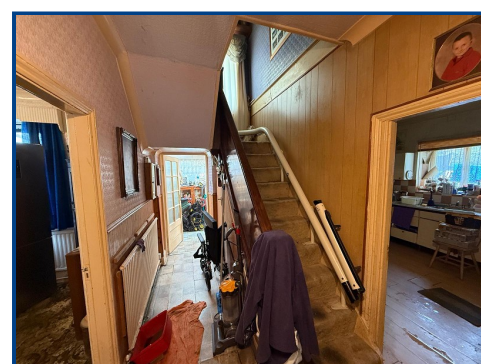
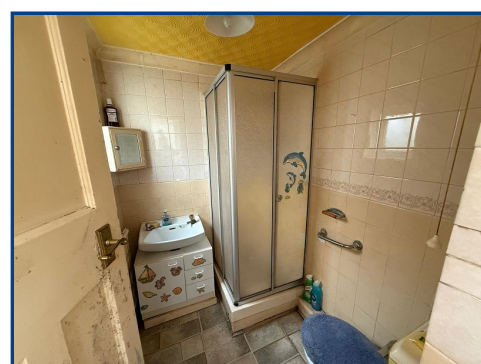


- **DETACHED PROPERTY**
- **THREE RECEPTION ROOMS**
- **FOUR BEDROOMS**
- **LEAN-TO**
- **UTILITY ROOM**
- **DOUBLE GARAGE**
- **SPACIOUS PROPERTY**

General Description

Auction start date commencing; 8-10th of December 2025

EPC Rating: D59



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.

Tel: **01639 646 926**

Email: **neath@ctf-uk.com**

Web: **www.ctf-uk.com**

Main Road, Cilfrew, Neath, Neath Port Talbot.

Property Description

Offered for sale by auction is this substantial detached family home, brimming with potential and awaiting full renovation, situated in the sought-after village of Cilfrew, Neath. This spacious property presents an exciting project for those looking to restore a home to their own specifications in a well-connected, popular area.

Entry is via a double porch, leading into a generous hallway which sets the tone for the property's ample living space. The ground floor comprises a sizeable lounge, a cosy sitting room, and a separate dining room ideal for family gatherings. The kitchen provides a central space for culinary creativity, with an adjoining lean-to offering further versatility for storage or as a larder. Additional conveniences on this level include a utility room and a ground floor WC, ensuring practicality for everyday living.

Upstairs, the first floor is arranged to provide four genuine double bedrooms, all affording excellent proportions perfect for a growing family or for accommodating guests. The main family bathroom sits alongside an en-suite, bringing convenience and the promise of a luxurious retreat post-renovation.

The exterior of the property is notably low maintenance, featuring wheelchair access at the front and an enclosed garden at the rear with a patio seating area—ideal for enjoying the fresh West Glamorgan air. To the rear, a double garage offers off-street parking and excellent storage solutions.

Cilfrew is a vibrant and active community benefiting from excellent

transport connections—direct access to the A465 and M4 corridor places Swansea, Cardiff, and the wider South Wales region within easy reach for commuters. Essential amenities are conveniently close at hand, while Neath town centre offers a wider variety of shops, supermarkets, and leisure facilities. Regular bus routes and public transport services enhance the property's appeal, making day-to-day travel straightforward.

With its generous scale, well-considered layout, and advantageous location close to local conveniences, this detached residence invites imaginative purchasers to create a beautiful family home. Enquiries are warmly welcomed—book a viewing to fully appreciate the scope on offer and envisage your future at this unique Cilfrew address.

Porch (3' 8" x 6' 2") or (1.11m x 1.87m)

Vinyl flooring.

Inner Porch. (4' 2" x 3' 11") or (1.26m x 1.19m)

Wall mounted consumer unit, vinyl flooring.

Hallway (22' 5" x 6' 1") or (6.83m x 1.85m)

Spacious hallway, under stairs storage, radiator, vinyl flooring.

Lounge (14' 8" x 13' 9") or (4.46m x 4.19m)

Curved bay window to front, radiator, vinyl flooring.

Sitting Room (13' 3" x 13' 5") or (4.04m x 4.10m)

Curved bay window to front, gas fireplace, radiator.

Main Road, Cilfrew, Neath, Neath Port Talbot.

Dining Room (9' 7" x 13' 9") or (2.92m x 4.20m)

Window to rear, radiator.

Kitchen (10' 10" x 11' 1") or (3.29m x 3.38m)

Window to side, range of wall & base fitted units with work top over, integrated oven, hob with extractor fan above, sink unit, radiator, laminate flooring.

Lean To (6' 7" x 21' 4") or (2.00m x 6.50m)

Door to side, window to rear, storage cupboard, vinyl flooring.

Utility Room (18' 8" x 8' 9") or (5.68m x 2.67m)

Frosted window to side, wall and base fitted units with work top over, plumbing for washing machine, storage cupboard, sink unit, radiator, tiled flooring.

Shower Room (6' 2" x 5' 1") or (1.88m x 1.55m)

Frosted window to side, hand basin, WC, walk in shower, radiator, tiled walls & tiled flooring.

First Floor Accommodation. (14' 10" x 5' 9") or (4.51m x 1.74m)

Window to front, radiator, storage cupboard, access to loft. Doors leading to.

Bedroom 1 (10' 5" x 11' 7") or (3.18m x 3.53m)

Window to front, wall fitted wardrobes, radiator, laminate flooring.

Bedroom 2 (13' 8" x 11' 7") or (4.17m x 3.53m)

Window to rear, wall fitted wardrobes, radiator.

Bedroom 3 (10' 6" x 8' 0") or (3.20m x 2.44m)

Window to rear, radiator, laminate flooring.

Bedroom 4 (13' 7" x 11' 7") or (4.14m x 3.54m)

Window to rear, wall fitted wardrobes, radiator, laminate flooring.

Bathroom (7' 4" x 6' 11") or (2.23m x 2.11m)

Frosted window to front, panelled bath unit, hand basin, WC, laminate flooring.

En-Suite (9' 10" x 5' 1") or (3.00m x 1.55m)

Frosted window to the front, airing cupboard with wall mounted combi heating system, walk in shower, WC, hand basin, extractor fan.

External

low maintenance frontage with wheelchair access, rear access to double garage, low maintenance enclosed rear garden with patio seating area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

E

