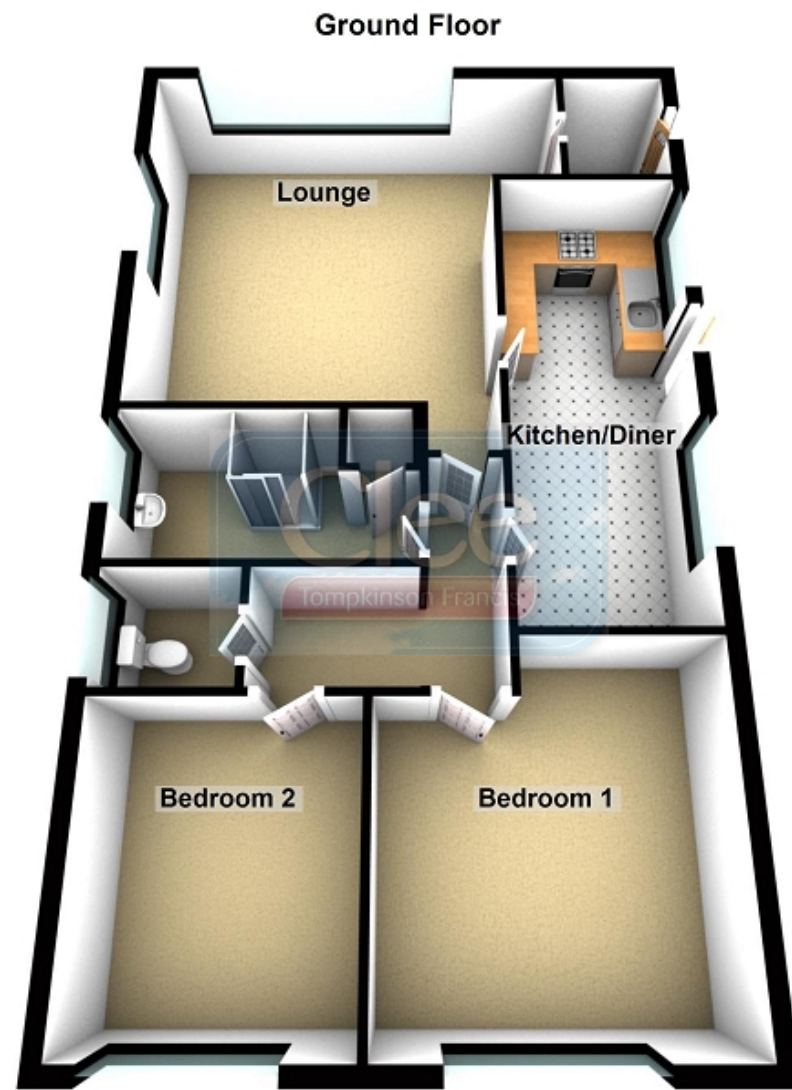




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Benedict Close
Neath
Neath Port Talbot.**

Price **£250,000**



- DETACHED BUNGALOW
- 2 BEDROOMS
- LOUNGE
- KITCHEN / DINER
- REQUIRES MODERNISING THROUGHOUT
- SPACIOUS OFF ROAD PARKING TO THE SIDE
- POPULAR RESIDENTIAL LOCATION
- NO CHAIN

General Description

Presenting a fantastic opportunity in the sought-after area of Neath Abbey, Neath—this detached bungalow offers excellent potential for those looking to create their ideal home. Boasting two generously sized double bedrooms and the property's flexible layout is perfectly suited for comfortable living. Call us today to schedule your viewing appointment.....



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**

Benedict Close, Neath, Neath Port Talbot.

Property Description

Situated in the sought-after area of Neath Abbey, Neath, this detached bungalow presents an excellent opportunity for those keen to put their own stamp on a home. Boasting two generously sized double bedrooms and a conveniently located shower room, the property provides a versatile layout suitable for a variety of lifestyles. While the interior does require modernising throughout, it offers tremendous potential to create the perfect home tailored to individual tastes.

Outside, the spacious driveway to the side delivers ample parking for multiple vehicles, leading to an enclosed rear garden that promises a safe and private space for outdoor enjoyment, gardening, or relaxing with family and friends.

Positioned in a quiet residential neighbourhood, Neath Abbey combines the tranquillity of suburban living with unbeatable convenience. Within walking distance is the historic Neath Abbey, a picturesque ruin that's perfect for leisurely strolls and immersing yourself in local heritage. The town of Neath is just minutes away, offering a diverse range of

shops, supermarkets, cafes, and restaurants. Excellent transport links—including Neath train station and easy access to the M4—make commuting both simple and efficient.

Families will appreciate proximity to well-regarded schools and lush local parks, while scenic walks to Gnoll Country Park & Neath Canal are easily accessible. Additional local amenities include medical practices, leisure centres, and golf courses, ensuring every need is catered for.

This detached bungalow is a wonderful canvas for those eager to create their forever home in a prime location. Don't miss the chance to realise the potential of this property—arrange a viewing to see it for yourself.

Entrance Hall (5' 02" x 4' 03") or (1.57m x 1.30m)

Entrance to hallway, wall mounted electric meter, radiator. Door to.

Lounge (15' 11" x 14' 05" x 11' 8") or (4.85m x 4.39m x 3.56m)

Full width window to the front & side of the property, benefiting from natural sunlight & mountainside views. Free standing gas fire, operating central heating system from a back boiler, radiators.

Kitchen/Diner (19' 03" x 7' 02") or (5.87m x 2.18m)

Windows to the side, wall & base fitted units with work top over & sink unit. Electric hob, oven with extractor fan above. Plumbing for a washing machine, tiled flooring. Opening to dining area.

Inner Hall (8' 07" x 6' 0" x 2' 9") or (2.62m x 1.83m x 0.84m)

Doors leading to.

Shower Room (8' 06" x 5' 03") or (2.59m x 1.60m)

Frosted window to the side, shower cubicle, hand basin, radiator. Storage cupboard housing tank.

Separate WC (5' 01" x 2' 07") or (1.55m x 0.79m)

Frosted window to the side, WC.

Bedroom 1 (12' 00" x 10' 04") or (3.66m x 3.15m)

Window to the rear, radiator.

Bedroom 2 (11' 01" x 8' 05") or (3.38m x 2.57m)

Window to the rear, radiator.

External

Frontage with lawn, loose bark & stone borders. Spacious off road parking to the side of the property, for several cars. Enclosed rear garden with minimal steps leading to lawn with hedge to the side for privacy & loose stone.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

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