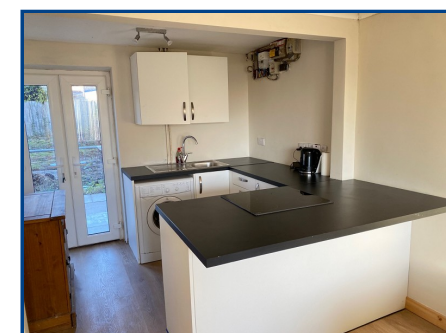
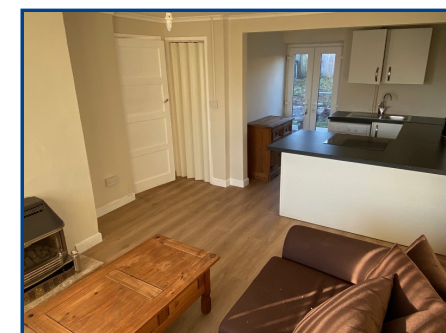
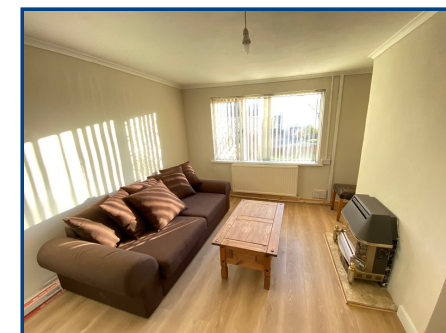


**Llygad Yr Haul  
Neath  
Neath Port Talbot.**

Price **£155,000**



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- OPEN PLAN LOUNGE TO KITCHEN
- SITTING ROOM
- SHOWER ROOM & FAMILY BATHROOM
- OFF ROAD PARKING
- IDEAL FIRST PURCHASE
- NO CHAIN

**General Description**

This well-maintained semi-detached property presents an ideal opportunity for families and first-time buyers alike. Call us 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](mailto:surveys@ctf-uk.com).

Tel: **01639 646 926**

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

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

## Property Description

Situated in the heart of the popular Caewern area in Neath, this well maintained semi-detached property promises comfortable living in an enviable location. With three generously sized bedrooms and two contemporary bathrooms, this delightful home offers ample space for growing families or those seeking additional room for guests or a home office.

The property boasts both a front and rear garden, providing a blank canvass for those gardening enthusiasts. Off-road parking further enhances the convenience, ensuring parking is never an issue.

Caewern is renowned for its welcoming community and excellent local amenities. Residents benefit from proximity to highly regarded primary and secondary schools, making it an ideal choice for families. A short drive brings you to Neath town centre, where a selection of cafes, independent shops, and major supermarkets cater for all your day-to-day needs. For those who enjoy the outdoors, Gnoll Country Park and Neath Canal offer picturesque walking and cycling routes, while

the nearby beaches of Swansea Bay and The Gower are perfect for seaside escapes at the weekend.

With easy access to the M4 motorway, commuting to Swansea, Cardiff, or further afield is smooth and straightforward. This well maintained semi-detached home truly combines convenient modern living and a vibrant local lifestyle.

Arrange a viewing today to discover everything this wonderful property has to offer.

### Hallway (10' 06" x 4' 0") or (3.20m x 1.22m)

Entrance hallway, laminated flooring, staircase leading to the 1st floor. Doors leading to.

### Sitting Room (11' 00" x 10' 00" ) or (3.35m x 3.05m)

Window to the front, laminated flooring, radiator.

### Shower Room & WC (7' 01" x 6' 00" ) or (2.16m x 1.83m)

Frosted window to the side, shower cubicle, hand basin, low-level WC. Fully tiled walls, tiled flooring, radiator.

### Open Plan Lounge/Kitchen

### Lounge (14' 00" x 11' 06" ) or (4.27m x 3.51m)

Window to the front, free standing gas fire, operating the central heating system from the back boiler. Laminated flooring, radiator. Opening to.

### Kitchen (8' 09" x 6' 05") or (2.67m x 1.96m)

Wall & base fitted units with work top over, sink unit. Electric hob, oven. Plumbing for a washing machine, wall mounted electric meter. Laminated flooring. French doors opening to the rear garden.

### First Floor Accommodation. (9' 05" x 6' 05") or (2.87m x 1.96m)

Window to the rear, attic entrance. Doors leading to.

### Bedroom 1 (12' 00" x 11' 07" ) or (3.66m x 3.53m)

Window to the front, radiator.

### Bedroom 2 (10' 11" x 10' 00" ) or (3.33m x 3.05m)

Window to the front, radiator.

### Bedroom 3 (9' 05" x 7' 02" ) or (2.87m x 2.18m)

Window to the rear, radiator.

### Bathroom (8' 05" x 7' 04" ) or (2.57m x 2.24m)

Frosted window to the rear, panelled bath with shower over, hand basin, WC, Fully tiled walls, tiled flooring, heated towel rail, airing cupboard.

### External

Lawn frontage with driveway to the side. Enclosed rear garden with paved seating area & blank canvass to create your own design.

### Services

Mains drainage, mains gas, mains water, mains electricity

### Council Tax

B

