



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**

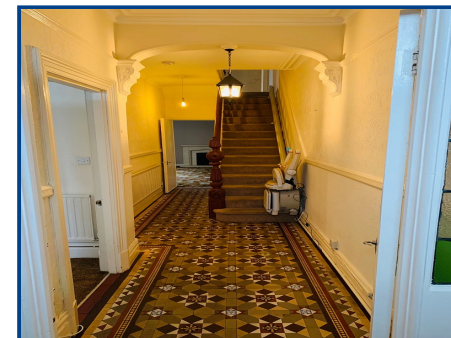
14 Offices Across South Wales

**Lewis Road
Neath
Neath Port Talbot.**

Offers In Region Of £195,995



- **FOUR BEDROOMS**
- **THREE RECEPTION ROOMS**
- **THREE STOREY**
- **ENCLOSED GARDEN**
- **GARAGE**
- **ORIGINAL FEATURES**
- **NO CHAIN**



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

We are delighted to offer for sale a three storey four bedroom mid link property close to Neath town centre. Accommodation comprising entrance hall, three reception rooms, kitchen, four bedrooms and separate w.c and bathroom. Externally there are front and rear gardens and detached

EPC Rating: D57

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Property Description

We are delighted to offer for sale a three storey four bedroom mid link property close to Neath town centre. Accommodation comprising entrance hall, three reception rooms, kitchen, four bedrooms and separate w.c and bathroom. Externally there are front and rear gardens and detached garage. With no ongoing chain, this property would make an ideal family home for a growing family.

Entrance Porch

Entered via PVCu double glazed door to entrance porch, original stained glass door leading to the hallway, original tiled floor.

Entrance Hall

Staircase to first floor with under stairs storage, radiator and original tiled flooring.

Lounge (14' 9" Max x 13' 3" Max) or (4.49m Max x 4.05m Max)

PVCu double glazed bay window to front, radiator, open fire with surround.

Second Reception Room (12' 2" Max x 12' 0" Max) or (3.70m Max x 3.67m Max)

PVCu double glazed window to rear, radiator.

Third reception room (16' 10" Max x 11' 5" Max) or (5.13m Max x 3.48m Max)

Two PVCu double glazed windows to side, two radiators, gas fire and surround.

Kitchen (11' 5" Max x 10' 10" Max) or (3.47m Max x 3.31m Max)

PVCu double glazed window to side and door to rear, comprising a matching range of base and wall units, integrated composite sink with mixer tap, space for gas cooker, space and plumbing for washing machine, radiator.

First Floor

Staircase to second floor.

Master Bedroom (18' 5" Max x 11' 10" Max) or (5.62m Max x 3.60m Max)

Three PVCu double glazed windows to front, radiator.

Bedroom 2 (12' 4" Max x 12' 2" Max) or (3.75m Max x 3.71m Max)

PVCu double glazed window to rear, radiator.

Bedroom 3 (11' 6" Max x 8' 10" Max) or (3.50m Max x 2.68m Max)

PVCu double glazed window to side, airing cupboard housing boiler and hot water cylinder.

Bathroom (8' 1" Max x 5' 10" Max) or (2.46m Max x 1.79m Max)

PVCu double glazed window to side, comprising of a two piece suite, panelled bath, pedestal wash hand basin, radiator.

W.C. (5' 3" Max x 2' 9" Max) or (1.59m Max x 0.85m Max)

PVCu double glazed window to rear, close coupled w.c.

Bedroom 4

PVCu double glazed window to front and rear, radiator.

Externally.

Externally the rear of the property benefits from a large enclosed garden mainly laid to lawn, with a detached garage.

Services

Mains drainage, mains gas, mains water, mains electricity

