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Treetops New Road, Cilfrew Neath

offers over £485,000

 **black**

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About the property

New to market is this stunning 6 bed Detached property in the popular area of Cilfrew. The property has been lovingly maintained by its owner and offers flexible accommodation. The accommodation comprises entrance hallway with wood effect laminate flooring, cloakroom, a spacious kitchen which is fitted with a range of units and a large utility room. The lounge boasts an gas fire with surround, along with a separate dining room, study and conservatory completing the ground floor accommodation. To the first floor there are four bedrooms, two with Jack and Jill en-suite shower room, and a family bathroom. On the landing there are stairs to the second floor which has the final two bedrooms. Externally the property has a large driveway and double garage to the front. The rear has a patio and lawn area with decking laid to the back. There are mature trees surrounding the property making it very private. A viewing is highly recommended to appreciate the space that is on offer.





Hallway

Cloakroom

WC & sink

Living Room

18' 7" x 13' 1" (5.66m x 3.99m)

Carpeted, gas fire with surround, double doors leading to the dining room, radiator and window to front.

Dining Room

12' 1" x 13' 1" (3.68m x 3.99m)

Carpeted, double doors to conservatory, radiator.

Kitchen

12' 1" x 16' 4" (3.68m x 4.98m)

Wood effect laminate floors, range of base and wall wooden units with black worktops. Space for oven with an overhead integrated extractor fan. Integrated dishwasher and fridge, sink and draining board. Window to the rear.

Utility Room

12' 1" x 7' 2" (3.68m x 2.18m)



Large utility room with base and wall units, space for washing machine and dryer, sink and draining board. Frosted window to the side.

Study

12' 5" x 13' 1" (3.78m x 3.99m)

Carpeted, window to the front, radiator.

Conservatory

12' 1" x 11' 2" (3.68m x 3.40m)

Tiled flooring, ceiling fan, radiator, double doors to garden.





Landing

Storage cupboard, doors leading to;

Bedroom One

14' 1" x 13' 1" (4.29m x 3.99m)

Wood effect laminate flooring, built in over bed wardrobes, door to Jack & Jill shower room, radiator, window to front.

Bedroom Two

12' 1" x 13' 1" (3.68m x 3.99m)

Carpeted, built in over bed wardrobes, radiator, window to rear.

Jack & Jill Ensuite

Tiled flooring, three piece suite comprising of shower, sink and WC

Bedroom Three

12' 5" x 17' 7" (3.78m x 5.36m)

Carpeted, radiator, window to front.



Bedroom Four

12' 1" x 13' 8" (3.68m x 4.17m)

Carpeted, radiator, window to rear

Bedroom Five

13' 1" x 17' 7" (3.99m x 5.36m)

Carpeted, radiator, velux window

Bedroom Six

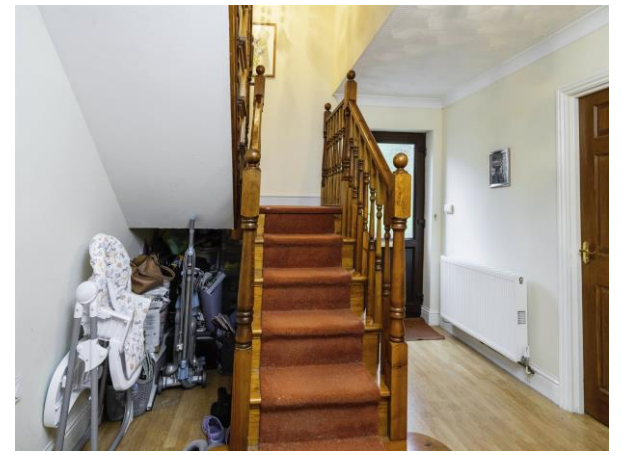
13' 1" x 13' 1" (3.99m x 3.99m)

Carpeted, radiator, velux window

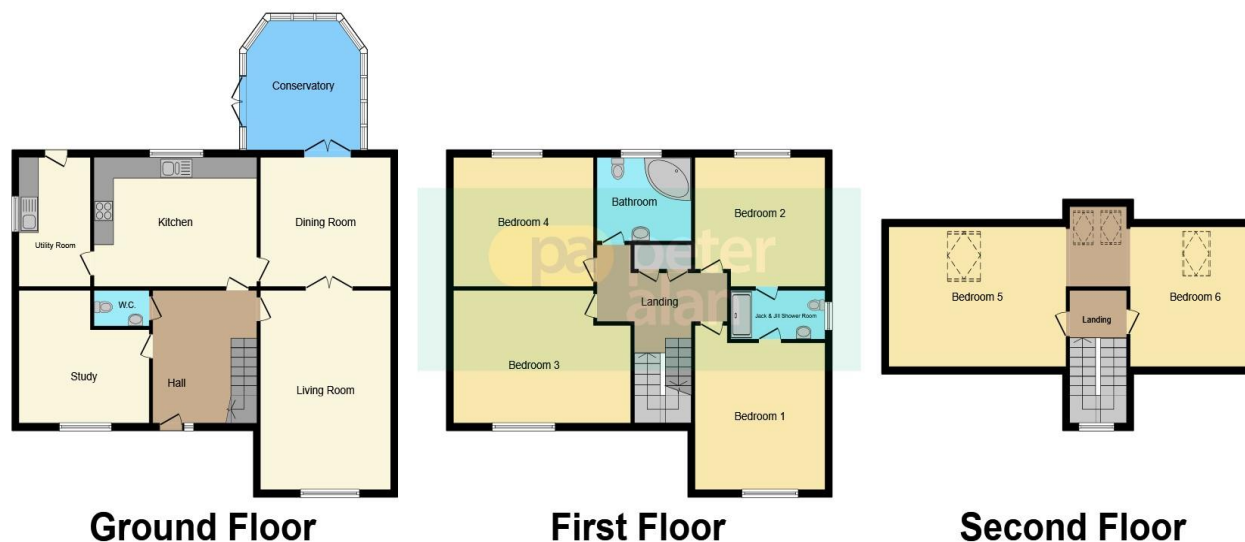
Bathroom

Tiled flooring, three piece suite comprising of corner bath, sink and WC.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.