



Cedar Street offers over £170,000

- No On-Going Chain!
- Generous Garage with Workshop & Inspection Pit
- Utility Space, Ground Floor Bathroom & First Floor Shower Room
- Council Tax Band - C
- Deceptively Spacious Throughout
- EPC Rating: D



 3  2  2



About the property

The perfect family home or first time purchase in Cwmgwrach, Neath! Boasting gorgeous local scenery and great links to popular walking routes through Neath Port Talbot and the Brecon Beacons. Also well situated for commuters with great links to the M4 corridor into neighbouring cities Swansea and Cardiff. Close to local stores, well renowned schools and provides good access to Neath Town Centre with a mainline bus & train station.

The home is approached via a gated yard to the front, with rear access via a gate and/or garage to the enclosed rear garden. Internally, the property comprises of an entrance hallway with stairs to the landing and a door through to the reception area. This consists of a lounge, dining and conservatory space before an inner hallway opens out to a ground floor bathroom, utility space and fitted kitchen. The first floor houses all three double bedrooms and the family shower room. Internal viewings are highly recommended.





Accommodation

Entrance Hall

Lounge Area

10' 5" x 12' 1" (3.17m x 3.68m)

Dining Area

12' 2" x 10' 3" Plus Recess (3.71m x 3.12m Plus Recess)

Kitchen

8' 6" x 10' 8" (2.59m x 3.25m)

Bathroom

Utility Room

4' x 4' 1" (1.22m x 1.24m)

Conservatory

17' 2" x 8' 5" Min (5.23m x 2.57m Min)

Landing

Bedroom One

10' 8" x 9' 2" Plus Recess (3.25m x 2.79m Plus Recess)

Bedroom Two

12' 9" x 10' 6" Into Wardrobe (3.89m x 3.20m Into Wardrobe)

Bedroom Three

10' 2" x 12' 4" (3.10m x 3.76m)

Shower Room

Front & Rear Gardens

Garage & Workshop

Floorplan



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