



Cecil Griffiths Close, £340,000

- Immaculately Presented Throughout
- Ideal Family Home
- Garage & Driveway
- Council Tax Band - E
- Attractive Open-Plan Living Space
- EPC Rating: B



 4  2  2



About the property

The Perfect Family Home! Beautifully presented with a light & airy feel throughout, situated within a desirable modern development in Tonna, Neath! With fantastic links for commuters onto the M4 corridor via the A465 as well as great access to well renowned local primary & comprehensive schools through Neath. Tonna has frequently running buses on the doorstep of Neath Town Centre with a main line trainstation and high street stores. The home is approached via a generous driveway and lawned front garden with access to the garage and side access through to an enclosed rear garden. A footpath leads to the front door, internally the property consists of an entrance hallway with a cloakroom. stairs to the landing, a lounge and separate study with a spacious kitchen, diner & lounge area to the rear with french doors out to the garden and a separate area for utilities. The first floor house a modern fitted family bathroom, all four double bedrooms and an en-suite from the Master Bedroom. Internal viewings are highly recommended to truly appreciate the beauty and opportunity this home has to offer.





Accommodation

Entrance Hallway

Cloakroom

Lounge- 16' 7" x 11' (5.05m x 3.35m)

Study- 7' 1" x 7' 4" (2.16m x 2.24m)

Kitchen Diner- 26' 6" x 8' 3" Plus Recess (8.08m x 2.51m Plus Recess)

Utility Area- 5' 4" x 5' 2" (1.63m x 1.57m)

Landing

Bedroom One- 12' 7" Into Wardrobes x 11' 6" (3.84m Into Wardrobes x 3.51m)

En-Suite

Bedroom Two- 11' 8" Plus Wardrobes x 9' plus Recess (3.56m Plus Wardrobes x 2.74m plus Recess)

Bedroom Three- 10' 8" max x 9' 7" max (3.25m max x 2.92m max)

Bedroom Four- 10' 3" x 9' 8" (3.12m x 2.95m)

Bathroom

Front & Rear Garden

Driveway & Garage

Floorplan



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