

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









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.

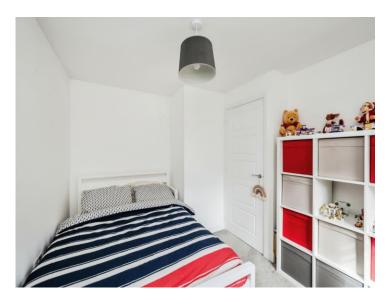














Accommodation

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" \times 8' 3" Plus Recess ($8.08m \times 2.51m$ 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

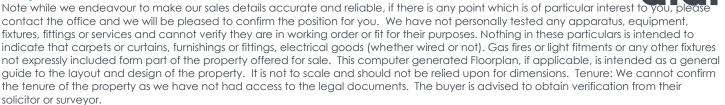


Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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