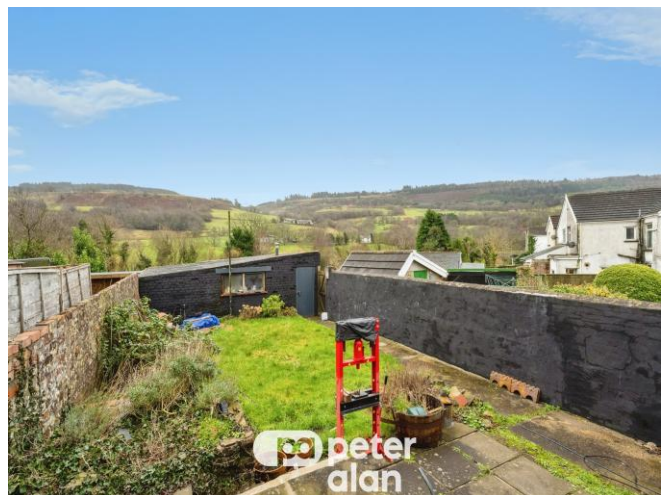




Tonclwyda, offers over £195,000

- No On Going Chain
- Double Garage and Driveway To Rear
- Backing onto Playground
- Jaw Dropping Views to Front and Rear
- Perfect Family Home
- EPC Rating: D
- Council Tax Band : B



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About the property

Gorgeously Refurbished! Deceptively Spacious! And available for sale with no on going chain! The perfect first time purchase or family home tucked into the popular, semi-rural, village location of Clyne, Neath. Conveniently located for access to well renowned local schools such as Tonnau Primary, Llangatwg Comprehensive and Neath College as well as commuting routes such as the M4 corridor and A470 via the A465 or public transport through frequently running buses and a main line train station within Neath Town Centre! The home is approached via a gated forecourt, with side access available through to an enclosed rear garden, laid with patio, lawn and flower beds. Access to the rear leads out onto a lane and the double length garage, offering the luxury of off-street parking. Opposite the lane is a quaint play ground, perfect for younger children. Internally, the property comprises of an entrance porch and hallway, with original tiled floors, stairs to the landing and doors through to a sizable lounge and modern fitted kitchen / diner. The first floor houses the family shower room with w.c and hand wash basin, all four ample sized bedrooms and access to the loft space. Internal viewings are highly recommended to truly appreciate this lovely home!

Accommodation

Entrance Porch & Hall

Lounge

21' x 12' 4" Plus Recess (6.40m x 3.76m Plus Recess)

Kitchen/Diner

16' 7" max x 13' 3" max (5.05m max x 4.04m max)

Landing



Bedroom One

11' 6" x 10' 1" (3.51m x 3.07m)

Bedroom Two

10' 4" x 9' 3" (3.15m x 2.82m)

Bedroom Three

9' 6" x 7' 2" (2.90m x 2.18m)

Bedroom Four

8' 7" x 5' 6" (2.62m x 1.68m)

Shower Room

Forecourt & Rear Garden

Double Length Garage

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 101.5 m² (1,093 sq.ft.) approx

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.propertybox.io

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.