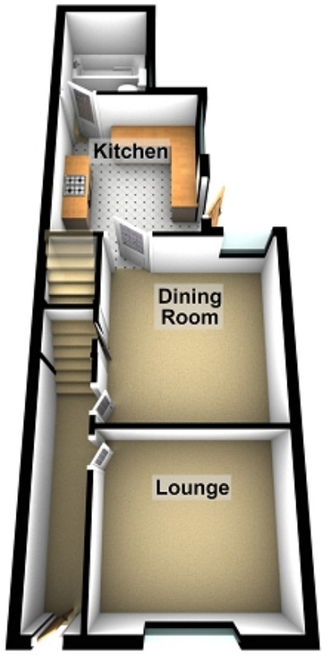
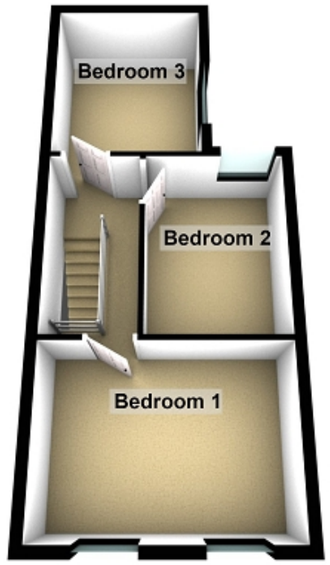
Ground Floor

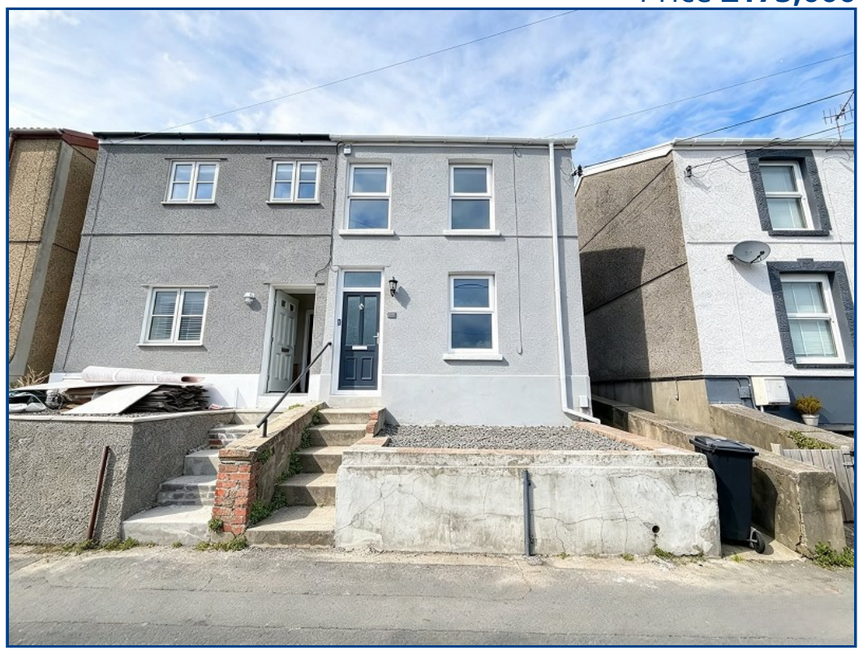


First Floor



New Road
Cilfrew
Neath
Neath Port Talbot.

Price **£175,000**











- **SEMI DETACHED PROPERTY**
- **3 DOUBLE BEDROOMS**
- **LOUNGE & DINING ROOM**
- **KITCHEN**
- **GROUND FLOOR FAMILY BATHROOM**
- **IDEAL FIRST PURCHASE**
- **NO CHAIN**
- **SEMI RURAL LOCATION**
- **MOUNTAINSIDE VIEWS TO THE FRONT**







General Description

EPC Rating: F25

Presenting a well-presented semi-detached family home nestled in the desirable semi-rural village of Cilfrew, Neath Valley. Boasting stunning mountainside views to the front, this property offers the rare combination of peaceful countryside living while remaining conveniently close to local amenities.

Viewing: **01639 646 926** Website: **www.ctf-uk.com** Email: **neath@ctf-uk.com**

Important notice
Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services
Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations
As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Property Description
Situated in the charming semi-rural village of Cilfrew, this well-presented semi-detached home offers a fantastic opportunity. Featuring three generously sized double bedrooms and a stylish ground floor bathroom, this property suits families and professionals seeking comfort and contemporary living.

To the rear, an enclosed tiered garden awaits, thoughtfully designed with a lawn and a decked seating area – ideal for summer barbecues or enjoying a relaxing evening gazing out at the countryside. From the front, take in sweeping mountainside views which sets a beautiful natural backdrop, giving the home a peaceful, rural feel.

Located within the scenic Neath Valley, Cilfrew provides convenient access to local amenities while retaining a charming village atmosphere. Spend weekends exploring the nearby foothills of the Brecon Beacons National Park, enjoying riverside walks along the River Neath, or visiting one of the area's many stunning waterfalls such as Melin Court Falls. Neath town centre is just a short drive away for a host of shops, cosy cafés, and well-regarded schools.

This attractive semi offers relaxed modern living in a fabulous countryside setting close to major road links, perfect for commuters wanting easy access to Neath, Swansea, or Cardiff.

A property of this calibre and location rarely becomes available. Arrange your viewing today and discover all that this delightful Cilfrew home has to offer.

Entrance Hall (13' 11" x 2' 11") or (4.24m x 0.89m)
Entrance to hallway, enclosed consumer unit, radiator. Newly fitted carpets to the ground & first floor. Staircase leading to the 1st floor.

Lounge (10' 07" x 9' 11") or (3.23m x 3.02m)
Window to the front, radiator.

Dining Room (11' 04" x 10' 10") or (3.45m x 3.30m)

New Road, Cilfrew, Neath, Neath Port Talbot.

Window to the rear, under stairs storage cupboard, radiator.

Kitchen. (10' 03" x 9' 03") or (3.12m x 2.82m)
Window & door to the side, giving access to the rear garden. A range of wall & base fitted units, electric hob with extractor fan above, oven. Plumbing fir a washing machine, enclosed gas central heating boiler, vinyl flooring, storage cupboard, tiled for splash back, radiator.

Family Bathroom (6' 11" x 5' 09") or (2.11m x 1.75m)
Frosted window to the rear, panelled bath with shower over, low level WC, hand basin, vinyl flooring, partially tiled walls, radiator.

First Floor Accommodation. (12' 04" x 5' 05") or (3.76m x 1.65m)
Landing area, doors leading to.

Bedroom 1 (13' 10" x 10' 02") or (4.22m x 3.10m)
Windows to the front, radiator.

Bedroom 2 (11' 00" x 8' 02") or (3.35m x 2.49m)
Window to the rear, radiator.

Bedroom 3 (10' 05" x 9' 01") or (3.18m x 2.77m)
Window to the side, radiator.

External
Loose stone frontage with side gated access to the rear garden.
Enclosed rear garden with steps leading to decked seating area & further lawn garden. Outside water supply & outbuilding.

Services
Mains gas, mains water, mains electricity, mains drainage

Tenure
Freehold

Council Tax
B

