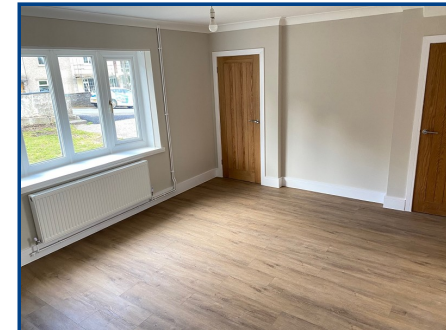


**Empire Avenue  
Cwmgwrach  
Neath  
Neath Port Talbot.**

Price **£225,000**



- SEMI DETACHED PROPERTY
- RENOVATED THROUGHOUT
- IMMACULATELY PRESENTED
- 3 BEDROOMS
- LOUNGE
- KITCHEN WITH OPEN ASPECT TO CONSERVATORY
- GROUND FLOOR BATHROOM
- AMPLE OFF ROAD PARKING TO THE FRONT
- NO CHAIN

### General Description

**Don't Miss This Opportunity!**

**Offered for sale in the charming village of Cwmgwrach, nestled within the scenic Neath Valley, is this immaculately presented, fully renovated semi-detached property. Call us today to schedule your viewing appointment.....**

**EPC Rating: C71**



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](mailto: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.

## Empire Avenue, Cwmgwrach, Neath, Neath Port Talbot.

### Property Description

Situated in the heart of the picturesque Cwmgwrach, Neath Valley, this immaculately presented semi-detached property has been beautifully renovated throughout to the highest standard. Boasting three generous bedrooms, including a main with a stylish ensuite shower room, the home is ideal for families or those seeking a turnkey property in a desirable location.

Enjoy the luxury of ample off-road parking and a private, low-maintenance rear garden—perfect for relaxing or entertaining—while taking in the extensive and truly breathtaking views across the surrounding mountainside. A rare blend of rural tranquillity and modern living, the property offers peace and privacy without sacrificing accessibility.

Cwmgwrach is perfectly situated for those who love the great outdoors, with direct access to scenic walking and cycling trails in the Neath Valley, nearby Waterfall Country, and the splendour of the Brecon Beacons National Park just a short drive away. Local

amenities can be found in the welcoming village community, and excellent transport links provide convenient access to Neath, Swansea, and further afield.

Don't miss the opportunity to experience this exceptional property first-hand—arrange your viewing today.

### Hallway (3' 05" x 3' 02") or (1.04m x 0.97m)

Entrance to hallway, enclosed wall mounted electric meter, laminated flooring, radiator. Door to.

### Lounge (15' 05" x 12' 04") or (4.70m x 3.76m)

Bow window to the front, under stairs storage cupboard, laminated flooring, radiator. Oak half glazed double doors leading to.

### Kitchen (16' 06" x 8' 08") or (5.03m x 2.64m)

Window to the side. A range of newly fitted wall & base fitted units, with electric hob, extractor fan above & oven. Laminated flooring, spotlights to the ceiling. Enclosed wall mounted gas central heating boiler. Opening to.

## Empire Avenue, Cwmgwrach, Neath, Neath Port Talbot.

### Conservatory (12' 11" x 12' 08" ) or (3.94m x 3.86m)

Laminated flooring. French doors opening on to the paved seating area, radiator.

### Family Bathroom (10' 03" x 7' 02" ) or (3.12m x 2.18m)

Frosted window to the rear, panelled bath, vanity hand basin, WC, shower cubicle, laminated flooring, radiator.

### First Floor Accomodation (8' 04" x 2' 11" ) or (2.54m x 0.89m)

Landing area, stained glass window to the front, attic entrance. Doors leading to.

### Bedroom 1 (14' 07" x 13' 04" x 9' 7") or (4.45m x 4.06m x 2.92m)

Window to the front, radiator.

### En Suite Shower (5' 02" x 3' 06" ) or (1.57m x 1.07m)

Shower cubicle & WC, laminated flooring. Partial panelled walls.

### Bedroom 2 (12' 07" x 8' 01" ) or (3.84m x 2.46m)

Window to the rear, radiator.

### Bedroom 3 (10' 07" x 9' 01" ) or (3.23m x 2.77m)

Window to the rear, radiator.

### External

Lawn frontage with ample off road parking to the side. Gated access to the rear garden. Enclosed low maintenance rear garden benefiting from paved seating area, with lawn & outbuilding. Beautiful location to sit & admire the extensive mountainside views.

### Services

Mains drainage, mains gas, mains water, mains electricity

### Tenure

Freehold

### Council Tax

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