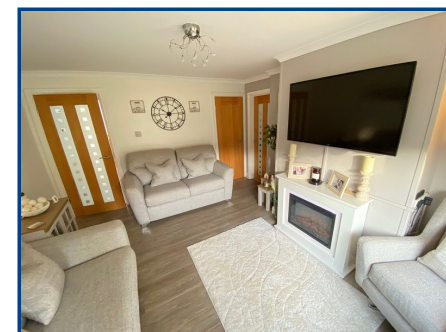
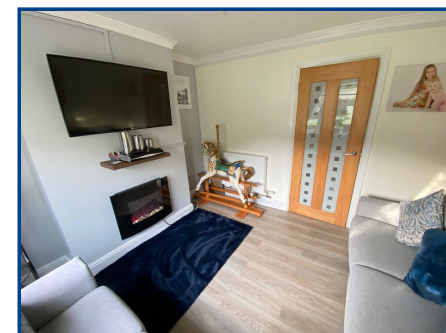


**Ynys Yr Afon
Clyne
Neath
Neath Port Talbot.**

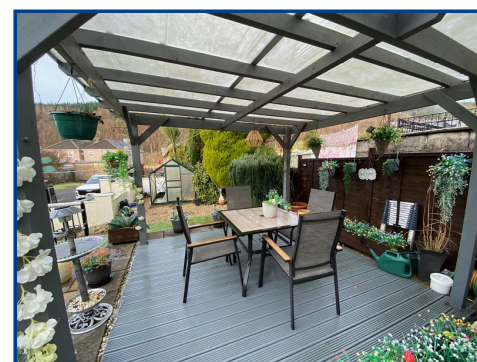
Price £205,000



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- CONSERVATORY
- IMMACULATELY PRESENTED THROUGHOUT
- PARKING FOR APPROXIMATELY 4 VEHICLES
- ENCLOSED SPACIOUS REAR GARDEN
- IDEAL FIRST PURCHASE
- NO CHAIN

General Description

Presenting a superb opportunity to acquire a well-presented three-bedroom semi-detached property situated in the picturesque Clyne Neath Valley. This inviting family home combines comfortable living accommodation with generous outdoors space, perfect for both relaxing and entertaining. Call us today to schedule your viewing appointment....



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 14 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.

Tel: **01639 646 926**

Email: **neath@ctf-uk.com**

Web: **www.ctf-uk.com**

Property Description

Discover an exceptional opportunity in the sought-after Clyne Neath Valley with this beautifully presented three-bedroom semi-detached property. Perfectly suited for families or those seeking extra space, this home combines comfort and practicality in a welcoming, contemporary setting.

Step inside to find three generously sized bedrooms and a modern family bathroom, offering the ideal layout for both relaxation and daily life. The expansive living areas are flooded with natural light, creating an airy, inviting atmosphere throughout. At the rear, a spacious, low-maintenance garden is perfectly designed for entertaining, outdoor dining, or simply unwinding after a busy day. This property also benefits from ample off-road parking for up to four vehicles, providing convenience for residents and guests alike.

Located in the heart of Clyne Neath Valley, this home is perfectly positioned to take advantage of the region's natural beauty. Enjoy tranquil walks along the picturesque Neath Canal or explore the lush woodlands and scenic trails of the nearby Neath Valley, which are perfect for nature lovers and outdoor enthusiasts. The vibrant town of Neath offers a range of amenities, including charming cafés, boutique shops, and excellent

schools, all just a short drive away.

With easy access to major road links, commuting to Swansea, Port Talbot, and beyond is straightforward, making this property an excellent choice for those seeking both urban convenience and countryside serenity.

Don't miss the chance to make this impressive property your next home. Arrange a viewing today and experience all that Clyne Neath Valley has to offer.

Entrance Hall (10' 08" x 3' 11" x 3' 0") or (3.25m x 1.19m x 0.91m)

Entrance via composite door with frosted glass feature. Staircase leading to the 1st floor, laminated flooring, radiator.

Utility Room (7' 04" x 5' 01") or (2.24m x 1.55m)

Window to the side, wall & base fitted units with work top over. Plumbing for a washing machine & space for a tumble dryer. Tiled for splash back, laminated flooring.

Sitting Room (10' 10" x 9' 10") or (3.30m x 3.00m)

Window to the front, laminated flooring. Wall mounted electric fire, radiator.

Lounge (13' 10" x 11' 06") or (4.22m x 3.51m)

Window to the front, feature fireplace with inset electric fire. Under stairs storage cupboard, laminated flooring, radiator.

Kitchen (8' 10" x 5' 07") or (2.69m x 1.70m)

A range of wall & base fitted units with sink & work top over, electric cooker point. Open aspect window overlooking the conservatory. Enclosed wall mounted electric meter, tiled flooring, radiator.

Conservatory (11' 03" x 8' 00") or (3.43m x 2.44m)

French doors to the side, giving access to the rear garden. Tiled flooring.

First Floor Accommodation (9' 06" x 6' 07") or (2.90m x 2.01m)

Window to the rear, attic entrance (insulated not boarded). Doors leading to.

Bathroom (7' 07" x 6' 04") or (2.31m x 1.93m)

Frosted window to the rear, panelled bath with shower over, glass screen. Vanity hand basin, low-level WC. Storage cupboard housing gas central heating boiler, laminated flooring, fully tiled walls.

Bedroom 1 (11' 11" x 11' 06") or (3.63m x 3.51m)

Window to the front, laminated flooring, radiator.

Bedroom 2 (10' 11" x 9' 11") or (3.33m x 3.02m)

Window to the front, laminated flooring, radiator.

Bedroom 3 (9' 07" x 7' 03") or (2.92m x 2.21m)

Window to the front, laminated flooring, radiator.

External

Lawn frontage with mature shrubs, side gated access to the rear garden.

Enclosed spacious paved garden benefiting from decked seating area, lawn with loose stone borders, green house & external lighting. Parking to the rear of the property for 4 vehicles.

External storage cupboard with water supply. Outbuilding.

Services

Mains gas, mains drainage, mains water, mains electricity

Council Tax

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