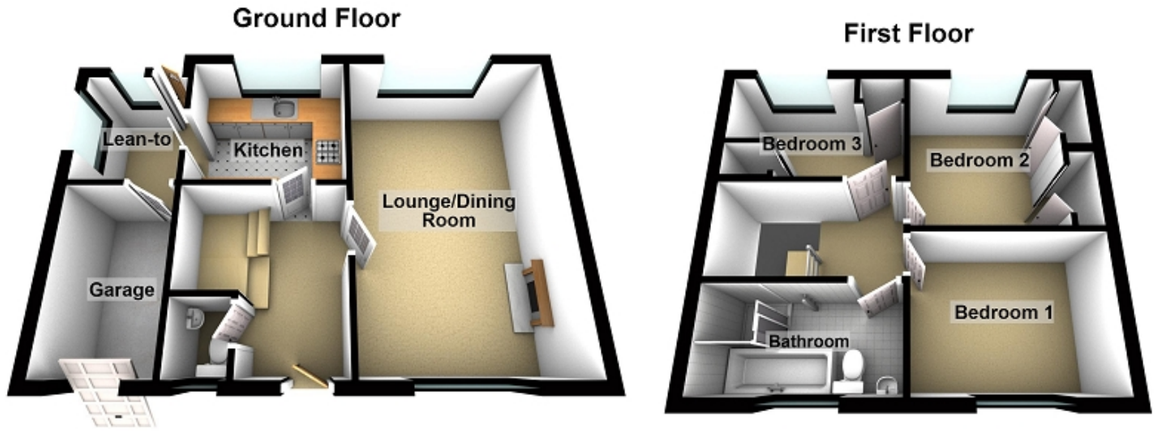


Woodlands Park Drive
Neath
Neath Port Talbot.

Price **£260,000**











- **SEMI DETACHED PROPERTY**
- **LOUNGE DINING ROOM**
- **CLOAKROOM TO GROUND FLOOR**
- **3 BEDROOMS**
- **GARAGE WITH OFF ROAD PARKING**
- **SOUGHT AFTER LOCATION**
- **WELL PRESENTED THROUGHOUT**







General Description

EPC Rating: C71

Nestled in the sought-after area of Cadaxton, Neath, this well-presented semi-detached home offers an exceptional blend of comfort, practicality, and style. Boasting three spacious bedrooms, this property is perfectly suited to growing families and professionals alike, looking for a tranquil setting within reach of local amenities. This attractive home in Cadaxton is ready to welcome its next owners. Arrange a viewing today and experience everything this fantastic property and location have to offer.

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
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The interior is thoughtfully laid out, with a bright, welcoming lounge and a modern kitchen leading to a cloakroom on the ground floor. Upstairs, the family bathroom is complemented by three comfortable bedrooms, providing ample space for relaxation and privacy.

Outside, a private driveway and garage provide convenient off-road parking, while the tiered, elevated garden is ideal for entertaining, outdoor dining, or simply enjoying the sunshine in a peaceful setting.

Cadaxton is renowned for its friendly community atmosphere and excellent local schools, making it a popular choice for families. Just a short drive away is Neath town centre, offering a great selection of shops, supermarkets, and eateries. Nearby beautiful parks and nature reserves, such as Gnoll Country Park, provide perfect options for weekend walks and outdoor activities. For commuters, easy access to the M4 corridor ensures seamless travel to Swansea, Cardiff, and beyond.

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Entrance Hall
Enter via door to front, radiator, stairs to first floor, under stairs storage, wood flooring, doors leading to;

Cloakroom (5' 10" x 2' 11") or (1.79m x 0.88m)
Window to front, w.c, wash hand sink, heated towel rail, part tiles walls, tiled flooring.

Living/Dining Room (21' 11" x 10' 11") or (6.69m x 3.32m)
Windows to front and rear, radiators, coving to ceiling, spot lights to ceiling, feature fire place, wood flooring.

Kitchen
A range of wall and base units with work tops over, integrated oven and hob, extractor fan over, stainless sink unit, integrated dish washer, integrated washing machine, integrated wine fridge, breakfast bar, window to rear, space for fridge freezer, tiled splash backs, tiled flooring, door leading to;

Lean To Porch (6' 4" x 4' 1") or (1.94m x 1.25m)
Tiled flooring, Perspex wall panels, window to front and side, doors leading into the garage and door leading out to the garden.

Garage (17' 0" x 8' 4") or (5.18m x 2.53m)
Electric up and over door, electric power points.

1st Floor Landing
Window to side, doors leading to,

Bedroom 1 (9' 1" x 9' 8") or (2.77m x 2.94m)
Window to front, radiator, coving to ceiling.

Bathroom (6' 0" x 9' 10") or (1.82m x 2.99m)
4 piece bathroom suite which comprises of a walk in shower, bath tub, low level w.c, vanity wash hand sink unit, heated towel rail, fully tiled walls, filed flooring, spot lights to ceiling.

Bedroom 2 (12' 6" x 7' 7") or (3.82m x 2.30m)
Window to rear, coving to ceiling, radiator, built in wardrobes.

Bedroom 3 (9' 11" x 9' 1") or (3.02m x 2.76m)
Window to rear, built in cupboard housing a gas combi boiler, storage cupboard, coving to ceiling, radiator.

EXTERNALLY
To the front of the property there is a low maintenance front garden, with off road parking, access to the garden with gated side access to the rear of the property.

To the rear there is an elevated tiered garden, with mature shrubs, plants and bushes, with entertaining seating area, wooden storage Wendy house.

Additional Information
Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

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

Council Tax
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