

**Falcon Drive
Neath
Neath Port Talbot.**

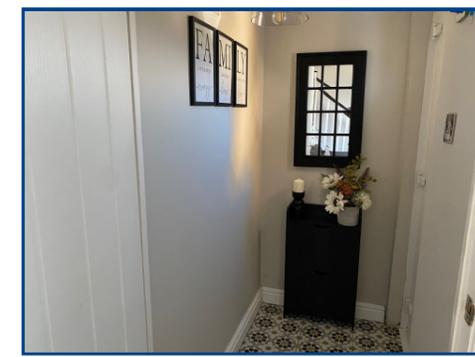
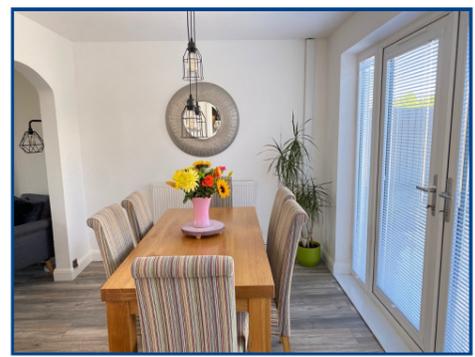
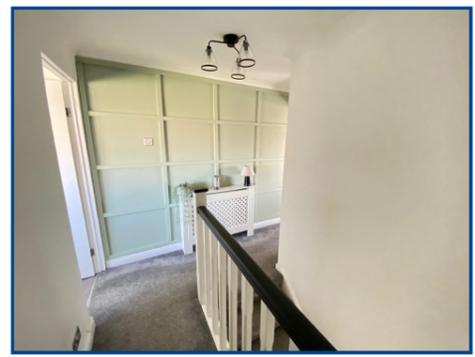
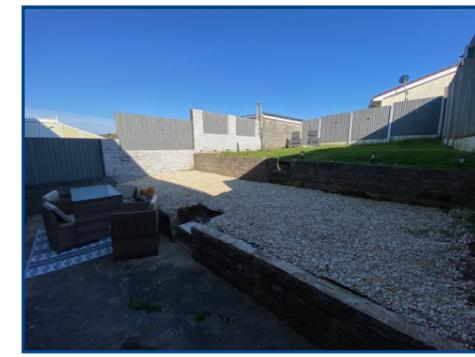
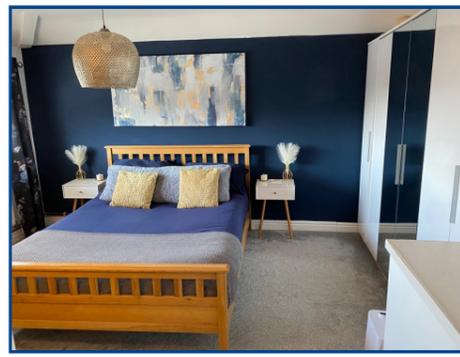
Price **£210,000**



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- LOUNGE THROUGH TO DINING ROOM
- IMMACULATELY PRESENTED THROUGHOUT
- DRIVEWAY LEADING TO GARAGE
- LOW MAINTENANCE REAR GARDEN
- EXTENSIVE VIEWS FROM THE FRONT
- IDEAL FIRST PURCHASE

General Description

Presenting this immaculately presented three-bedroom semi-detached property, ideally located in the popular area of Cimla, Neath. Tastefully maintained throughout, this charming home offers welcoming and versatile accommodation perfect for families or those looking to settle into a vibrant local community. 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 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.

Falcon Drive, Neath, Neath Port Talbot.

Property Description

Situated in the sought-after area of Cimla, Neath, this immaculately presented semi detached property offers an exceptional standard of living for families and professionals alike. Boasting three generously sized bedrooms and first floor bathroom, immaculately presented, the residence combines practicality with modern comfort throughout.

The heart of the home opens to a spacious living environment, with high-quality finishes and a neutral, contemporary décor that allows for immediate enjoyment. To the rear, a beautifully enclosed lawn garden provides a tranquil escape, complete with a seating area perfect for al fresco dining or relaxing on a sunny afternoon. The property also benefits from a private driveway leading to a secure garage, ensuring off-street parking and extra storage.

Cimla is renowned for its blend of residential peace and excellent amenities. Just a short distance away, Neath town centre offers a variety of independent shops, supermarkets, cafés, and well-regarded schools, making

daily life both convenient and enjoyable. Enjoy the proximity to picturesque local parks such as Cimla Common and Gnoll Country Park, ideal for weekend strolls, cycling, or family picnics.

With its pristine interior, superb garden space, and prime location close to local schools, transport links, and community facilities, this home is a rare find in the Neath area. Viewing is highly recommended to fully appreciate all that this outstanding property has to offer—schedule your visit today.

Entrance (4' 01" x 2' 11") or (1.24m x 0.89m)

Enter via door to the side, tiled ornate flooring.

Lounge (14' 0" x 11' 0") or (4.27m x 3.35m)

Window to front, laminated flooring, feature panelled walls, stairs to first floor, radiator, opening to;

Dining Room (10' 09" x 8' 06") or (3.28m x 2.59m)

French doors and window to rear, laminated flooring, radiator. Open aspect to kitchen.

Kitchen (11' 08" x 8' 06") or (3.56m x 2.59m)

A range of wall and base units with work tops over, gas hob, electric oven with extractor fan over above. Plumbing for washing machine, integrated fridge freezer, laminated flooring, spot lights to ceiling. Under stairs storage cupboard, panelled walls, window to rear, wall mounted gas combi boiler.

1st Floor Landing

Landing area, attic entrance, radiator. Panelled feature walls, doors leading to;

Bathroom (5' 05" x 8' 05") or (1.65m x 2.57m)

Frosted window to rear, panelled bath with shower over, WC, wash hand basin, partially tiled walls, vinyl flooring, heated towel rail.

Bedroom 1 (14' 00" x 11' 00") or (4.27m x 3.35m)

Window to front, radiator.

Bedroom 2 (8' 06" x 10' 09") or (2.59m x 3.28m)

Window to rear, radiator.

Bedroom 3 (7' 08" x 8' 06") or (2.34m x 2.59m)

Window to front, radiator.

External

Externally there is a driveway leading to garage, lawn frontage with gated side access to rear garden.

Garage (16'4 x 8'7) -up and over door, gas and electric main meter points. Electric car charging point.

To rear: Enclosed rear garden with lawn, loose stones, external water supply.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

C

