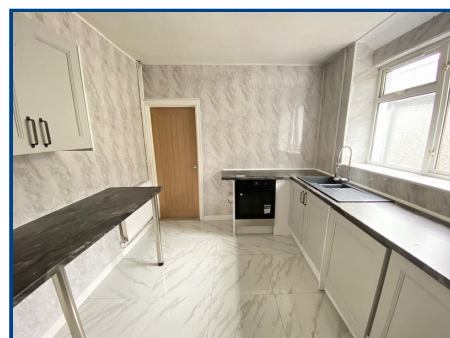
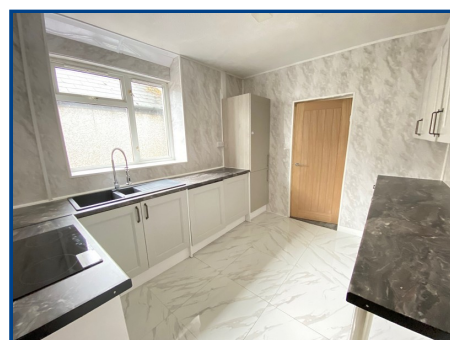


**Roman Road
Banwen
Neath
Neath Port Talbot.**

Price £120,000



- MID TERRACE PROPERTY
- 3 BEDROOMS
- SITTING ROOM TO LOUNGE
- KITCHEN & UTILITY ROOM
- NEWLY FITTED KITCHEN & BATHROOM
- ENCLOSED REAR GARDEN
- SINGLE GARAGE TO REAR
- SOLD WITH SITTING TENANT



General Description

Welcome to this charming mid terrace property located in Banwen, in the picturesque Neath Valley. Ideal first purchase! Call us today to book your viewing....

EPC Rating: C69

Roman Road, Banwen, Neath, Neath Port Talbot.

Property Description

Introducing this attractive sale property located in the picturesque village of Banwen in the Neath Valley. This mid-terrace property offers three spacious bedrooms, perfect for a growing family or those looking for extra space.

The property boasts a newly fitted kitchen and bathroom, providing a modern and stylish living space. The ground floor bathroom adds convenience and practicality to this charming home.

For those with vehicles, there is an enclosed rear garden and a single garage, providing plenty of space for parking and outdoor enjoyment.

Situated in Banwen, residents can enjoy the tranquility of village life while still being conveniently located near shops, schools, and transport links. The Neath Valley is known for its stunning natural beauty, with scenic walking trails, lush forests, and majestic waterfalls nearby.

Don't miss the opportunity to view this delightful property - contact us today to arrange a viewing and witness the charm of Banwen for yourself.

Entrance Hall (11' 10" x 2' 11") or (3.61m x 0.89m)

Entrance hallway, staircase leading to the 1st floor, enclosed wall mounted electric meter, radiator.

Sitting Room (11' 10" x 9' 06") or (3.61m x 2.90m)

Window to the front, radiator. Door leading to.

Lounge (11' 07" x 11' 00") or (3.53m x 3.35m)

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

Kitchen (11' 03" x 9' 05") or (3.43m x 2.87m)

Window to the side. A newly fitted kitchen with a range of wall & base fitted units with work top over, electric hob & oven. Integrated fridge freezer, dishwasher & washing machine. Panelled walls, tiled flooring, radiator.

Inner Hallway (8' 01" x 3' 01") or (2.46m x 0.94m)

Laminated flooring, partially tiled walls, attic entrance, radiator. Door to.

Bathroom (6' 11" x 6' 01") or (2.11m x 1.85m)

Frosted window to the rear, panelled bath with shower over, vanity hand basin with under storage, low-level WC, panelled walls, tiled flooring, radiator.

Utility Room (12' 03" x 6' 08" x 4' 6") or (3.73m x 2.03m x 1.37m)

Window & door to the side, to access the rear garden. Wall & base fitted units, panelled walls, laminated flooring, radiator.

First Floor Accomodation (12' 00" x 5' 08") or (3.66m x 1.73m)

Landing area, storage cupboard housing gas central heating boiler. Newly fitted carpets to the 1st floor. Doors leading to.

Bedroom 1 (13' 08" x 7' 09") or (4.17m x 2.36m)

Bedroom 2 (9' 01" x 6' 10") or (2.77m x 2.08m)

Window to the rear, radiator.

Bedroom 3 (8' 07" x 7' 00") or (2.62m x 2.13m)

Window to the front, radiator.

EXTERNALLY

Enclosed low maintenance rear garden, leading to single garage.

Agents Note

This property comes with a tenant in situ.

Services

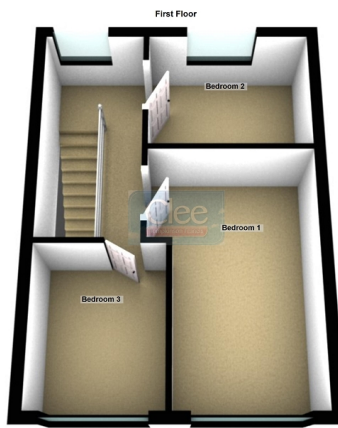
Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

Not Specified



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 mis-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.