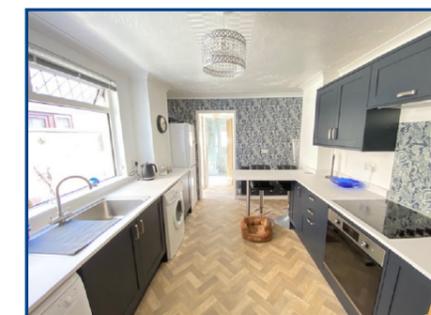
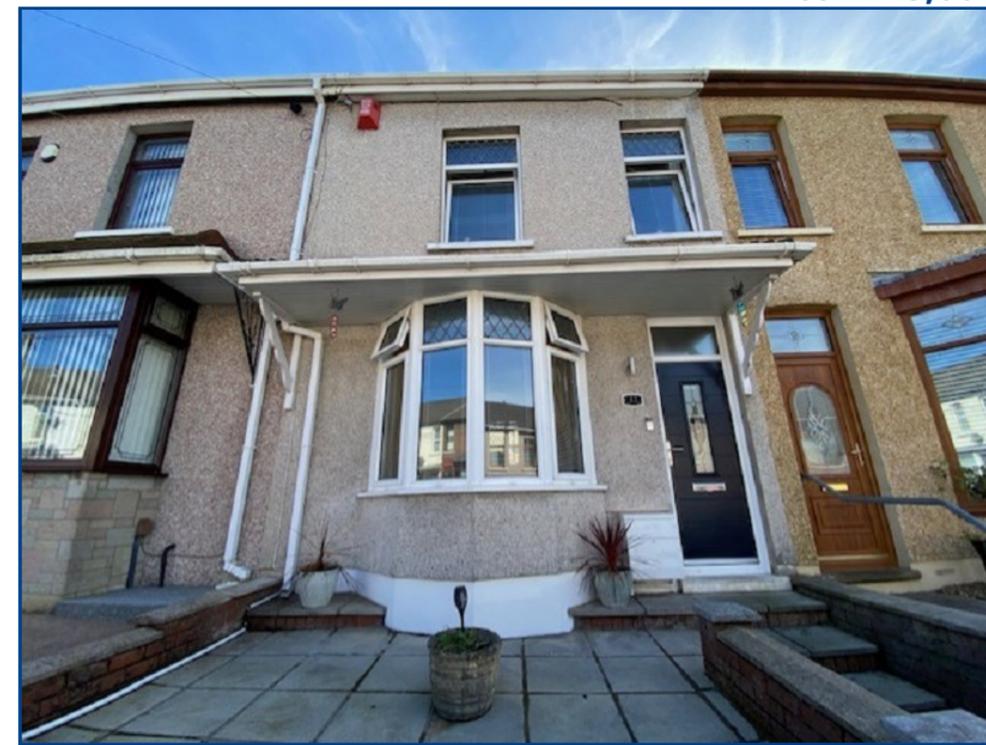


**Idwal Street
Neath
Neath Port Talbot.**

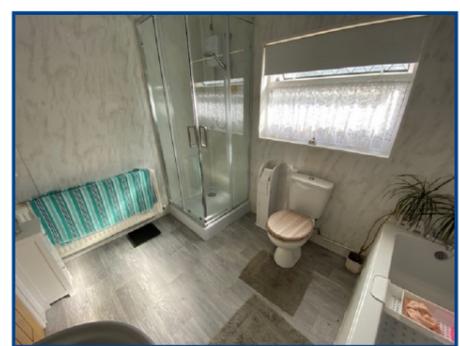
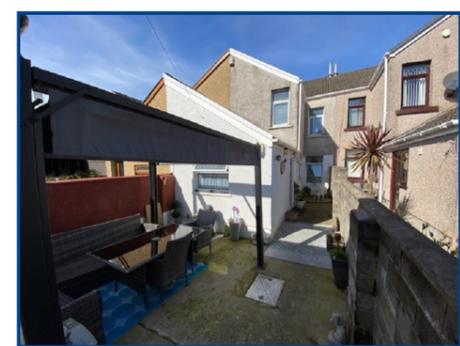
Price **£173,000**



- MID TERRACE PROPERTY
- 3 BEDROOMS + ATTIC ROOM
- SITTING ROOM & LOUNGE
- KITCHEN / DINER
- RECENTLY MODERNISED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- IDEAL FIRST PURCHASE
- NO CHAIN

General Description

Offered for sale in the popular town of Neath, this beautifully presented mid terrace property has been recently modernised to an excellent standard, providing comfortable and stylish accommodation that is ready to move into. 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.

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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.

Idwal Street, Neath, Neath Port Talbot.

Property Description

Situated in the heart of Neath, this superb mid terrace property presents an exceptional opportunity for those seeking a stylish and conveniently situated family home. Immaculately presented and recently modernised, this charming residence boasts a thoughtful blend of period character and contemporary finishes, offering excellent condition throughout.

Step inside to discover a warm and inviting atmosphere across two generous reception rooms, perfect for entertaining or relaxing with loved ones. The property provides ample space for the growing family with three well-proportioned bedrooms plus a versatile attic room, ideal as a home office, guest space, or playroom. A modern ground floor bathroom adds practicality to everyday living.

Outside, the low maintenance rear garden offers an ideal setting for enjoying alfresco moments, while the garage—with its own working pit—provides valuable storage and parking, appealing especially to motoring enthusiasts or those requiring additional workspace.

Set within the thriving community of Neath, the home is perfectly positioned for access to an array of local

amenities. Explore the bustling town centre, known for its vibrant market, diverse range of shops, restaurants, and cosy cafés. Families will appreciate proximity to reputable schools, while commuters are well-connected via excellent road and rail links, enabling swift journeys to Swansea, Cardiff, and surrounding areas. Enjoy scenic walks along the nearby Gnoll Country Park or riverside strolls by Neath Canal, making the most of outdoor leisure opportunities.

This beautifully refurbished home in Neath is ready to be enjoyed. Arrange a viewing today to fully appreciate all it has to offer.

Porch (4' 0" x 3' 0") or (1.22m x 0.91m)

Entrance via newly fitted composite door.

Hallway (11' 04" x 3' 00") or (3.45m x 0.91m)

Staircase leading to the 1sf floor, radiator. Doors leading to.

Sitting Room (11' 10" x 10' 10") or (3.61m x 3.30m)

Bay window to the front, storage cupboard housing new consumer unit & electric meter, radiator.

Lounge (15' 03" x 11' 10" x 11' 6") or (4.65m x 3.61m x 3.51m)

Window to the rear, feature fireplace with inset electric fire, radiator.

Kitchen (13' 05" x 9' 08") or (4.09m x 2.95m)

Window to the side. Newly fitted kitchen, offering a range of wall & base fitted units with work top over & breakfast bar. Electric hob with extractor fan above, oven. Plumbing for a washing machine & dishwasher, space for a large fridge freezer, radiator.

Inner Hall (5' 10" x 2' 08") or (1.78m x 0.81m)

Storage cupboard, side door access to the rear garden.

Family Bathroom (9' 04" x 6' 11") or (2.84m x 2.11m)

Frosted window to the rear, panelled bath, hand basin, low-level WC, shower cubicle, panelled walls, radiator.

First Floor Accommodation. (15' 01" x 8' 05") or (4.60m x 2.57m)

Landing area, doors leading to. Access to the attic bedroom.

Bedroom 1 (15' 02" x 11' 03") or (4.62m x 3.43m)

Windows to the front, radiator.

Bedroom 2 (11' 07" x 9' 01") or (3.53m x 2.77m)

Window to the rear, radiator.

Bedroom 3 (10' 07" x 9' 06") or (3.23m x 2.90m)

Window to the rear, radiator.

Attic Room (14' 03" x 11' 03") or (4.34m x 3.43m)

Laminated flooring, eaves for storage.

External

Enclosed rear garden with seating area, water supply & external lighting.

Garage (23' 02" x 11' 11") or (7.06m x 3.63m)

Up & over door, garage with working pit. Power & lighting.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

B

