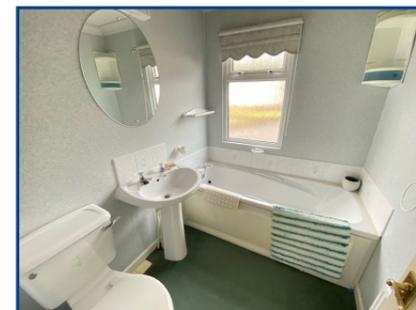
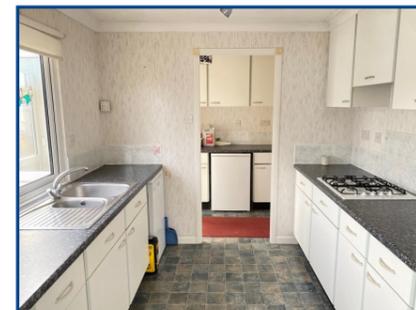
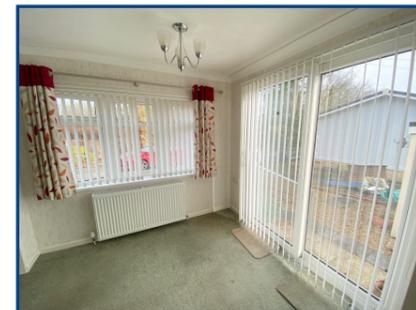


**Green Hedges Caravan Park
Neath Road
Bryncoch
Neath
Neath Port Talbot.**

Price **£120,000**



- **PARK HOME**
- **2 BEDROOMS MAIN WITH ENSUITE**
- **LOUNGE LEADING TO DINING ROOM**
- **KITCHEN & UTILITY ROOM**
- **OFF ROAD PARKING AREA**
- **ENCLOSED REAR GARDEN**
- **SITE AVAILABLE TO THE OVER 50'S**

General Description

PARK HOME!
Well presented, situated in Green Hedges Park Bryncoch. Property offers; Entrance to hallway, lounge & dining room, kitchen & utility area. 2 Bedrooms, ensuite to main & family bathroom. Off road parking for one vehicle & enclosed garden. Call us to view....



Viewing: **01639 646 926**

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

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

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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.

Green Hedges Caravan Park, Neath Road, Bryncoch, Neath, Neath Port Talbot.

Property Description

PARK HOME!

Well maintained throughout, situated in Green Hedges Park Bryncoch. Property offers; Entrance to hallway, lounge & dining room, kitchen & utility area. 2 Bedrooms, ensuite to main & family bathroom. Off road parking for one vehicle & enclosed garden. Green Hedges Park accommodates for the over 50's, quiet location with woodland & mountainside views, with convenient access to Neath & Pontardawe Town Centre. Call us today to view.....

Entrance Hall

Entrance via door, radiators, storage cupboard. Doors leading to.

Bathroom (6' 09" x 5' 06") or (2.06m x 1.68m)

Frosted window to front, panelled bath, pedestal hand wash basin, WC, radiator.

Bedroom 1 (9' 06" x 11' 02") or (2.90m x 3.40m)

Bow window to front & side, built in wardrobe, radiator.

Bedroom 2 (9' 05" x 14' 03") or (2.87m x 4.34m)

Window to side, built in wardrobes and dresser, radiator.

En Suite (6' 09" x 4' 11") or (2.06m x 1.50m)

Frosted window to rear, shower cubicle, WC, pedestal wash hand basin, laminated flooring, radiator.

Lounge (10' 09" x 17' 02") or (3.28m x 5.23m)

Bay window to front, windows to side. Wooden fireplace with electric fireplace, radiator. Opening into dining Room.

Dining Room (8' 06" x 7' 11") or (2.59m x 2.41m)

Green Hedges Caravan Park, Neath Road, Bryncoch, Neath, Neath Port Talbot.

Window to side, patio doors opening to rear garden.

Kitchen (8' 09" x 8' 10") or (2.67m x 2.69m)

Window to rear, a range of wall and base units with work tops over, gas hob, electric oven with extractor fan. Bowl & half sink unit, space for dishwasher, tiled flooring and splash backs.

Utility Room (7' 08" x 5' 02") or (2.34m x 1.57m)

Storage cupboard housing gas central heating boiler. Wall & base units with work top over, plumbing for washing machine, space for fridge freezer, radiator. Tiled flooring, door access to porch and storage area.

Rear Porch (4' 02" x 3' 10") or (1.27m x 1.17m)

Tiled flooring, door access to rear garden.

EXTERNALLY

Loose stone frontage with side access to the rear garden. Enclosed low maintenance rear garden, paved & loose stone area, with outbuilding. Driveway to the rear.

Council Tax

B

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

B

