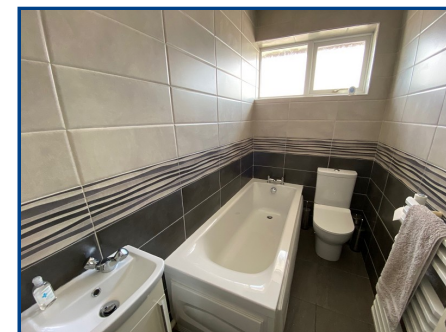
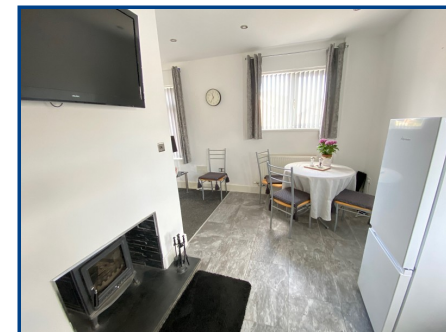


**Kenway Avenue
Neath
Neath Port Talbot.**

Price **£255,000**



- DETACHED BUNGALOW
- 2 BEDROOMS + ENSUITE SHOWER ROOMS
- LOUNGE OPEN ASPECT TO KITCHEN / DINER
- FAMILY BATHROOM
- IMMACULATELY PRESENTED THROUGHOUT
- DRIVEWAY LEADING TO DOUBLE GARAGE
- CUL-DE-SAC LOCATION
- NO CHAIN

General Description

Nestled in the sought-after area of Cimla, Neath, this beautifully presented detached bungalow offers an exceptional blend of comfort and style in a highly desirable setting.



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.

Kenway Avenue, Neath, Neath Port Talbot.

Property Description

Set in the desirable area of Cimla, Neath, this superbly presented detached bungalow offers a wonderful opportunity for those seeking both comfort and style. Featuring two spacious bedrooms, each benefitting from its own ensuite shower room, the property is perfectly tailored for modern living. There is also a large family bathroom, providing all the essentials for a harmonious household.

Upon arrival, a welcoming driveway provides ample outside space and leads to a double garage, ensuring convenience and private parking for multiple vehicles. The bungalow's inviting interior is sure to impress, with a beautiful feature fireplace gracefully positioned between two principal rooms—perfect as the heart of the home, whether relaxing or entertaining.

The property is situated in a peaceful residential part of Cimla, well regarded for its friendly community and excellent amenities. Nearby, you can take advantage of lush green parks and scenic walking trails, ideal for

leisurely strolls or outdoor activities. The convenient location also places you within easy reach of Neath town centre, where you'll find a variety of shops, cafés, and restaurants, alongside essential services.

With its tasteful presentation, versatile layout, and enviable setting, this detached bungalow is ready to welcome new owners. Discover all that this lovely home, and its exceptional surroundings, have to offer—arrange your viewing today.

Entrance Hall (12' 04" x 8' 05") or (3.76m x 2.57m)

Entrance to spacious hallway, laminated flooring, radiator. Access door to garage & Lounge.

Lounge (15' 10" x 13' 00") or (4.83m x 3.96m)

Window's to the front & side. Tiled chimney breast with free standing multi fuel fire on flagstone hearth, a beautiful feature with fireplace between two rooms. Spotlights to the ceiling. Opening aspect to.

Kenway Avenue, Neath, Neath Port Talbot.

Kitchen. (15' 08" x 8' 00") or (4.78m x 2.44m)

Window to the front & side, a range of wall & base fitted units, with work top over, gas hob with extractor fan above & electric oven. Enclosed wall mounted boiler, tiled flooring.

Bathroom (8' 00" x 4' 05") or (2.44m x 1.35m)

Frosted window to the side, panelled bath, vanity hand basin, low-level WC, tiled flooring, heated towel rail.

Bedroom 1 (13' 00" x 11' 03") or (3.96m x 3.43m)

Window to the rear, radiator.

En-Suite Shower Room (9' 04" x 3' 02") or (2.84m x 0.97m)

Shower cubicle, vanity hand basin, low-level WC, heated towel rail, fully tiled walls, tiled flooring.

Bedroom 2 (12' 07" x 8' 11") or (3.84m x 2.72m)

Window to the rear, radiator.

En Suite Shower (8' 01" x 3' 03") or (2.46m x 0.99m)

Frosted window to the side, shower cubicle, vanity hand basin, low-level WC. Fully tiled walls, tiled flooring, spotlights to the ceiling.

External

Enclosed low maintenance rear garden, offering paved seating area & artificial grass. Outbuilding for storage 4'9 x 3'5 with power. Outside WC 4'10 x 2'7 with power. Double garage for two small vehicles integrated access to the hallway. 24' x 8'6 Up & over remote door, door access to the rear garden.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

D

