



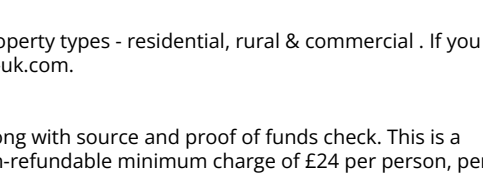
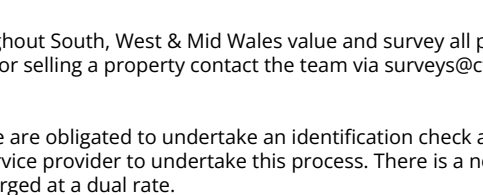
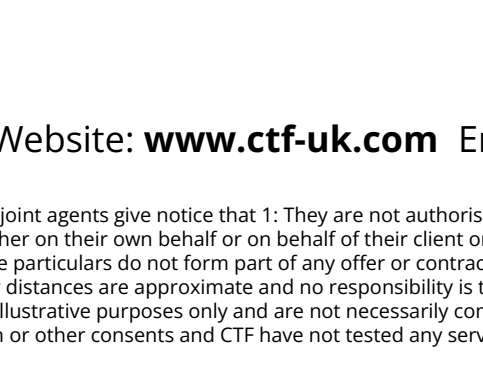
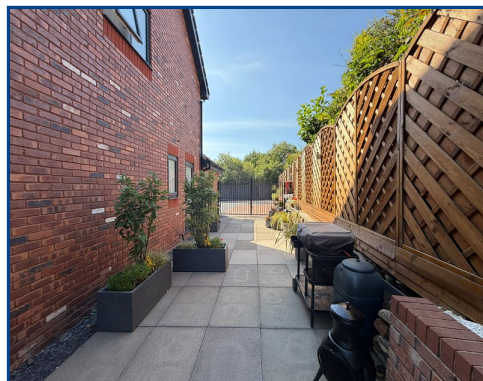
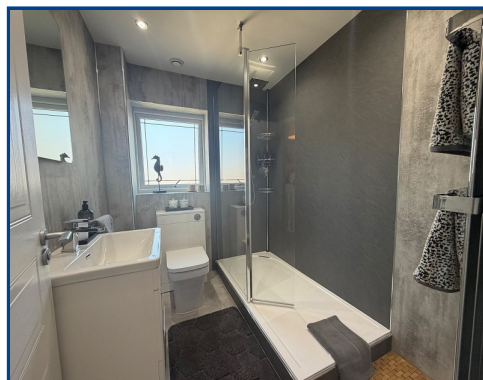
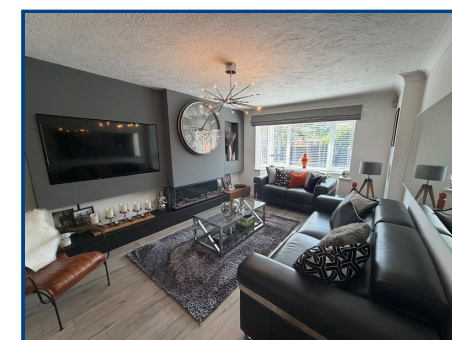
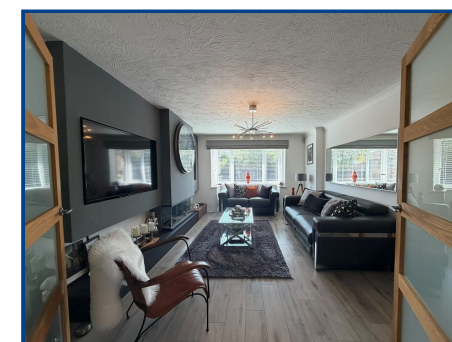
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Rowan Tree Close Neath Neath Port Talbot.

Price **£459,999**



- Exceptional four-bedroom detached family home
- Highly sought-after Rowan tree Close location
- Beautifully maintained gardens
- Large driveway with ample off-road parking
- Attractive outlook
- Modern decor throughout
- Modern fitted kitchen
- Downstairs WC
- Excellent family accommodation



Viewing: **01639 646 926** Website: **www.ctf-uk.com** Email: **neath@ctf-uk.com**

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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.

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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.

General Description

An exceptional four-bedroom detached family home situated in the highly sought-after Rowantree Close. Beautifully presented throughout with modern decor, spacious living accommodation, a master bedroom with en-suite, large driveway and immaculately maintained gardens enjoying an attractive outlook.

Tel: **01639 646 926**

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

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

Rowan Tree Close, Neath, Neath Port Talbot.

Property Description

An exceptional four-bedroom detached family home, ideally situated in the highly sought-after location of Rowan tree Close. This beautifully presented property offers spacious and versatile accommodation throughout, complemented by immaculately maintained gardens, a large driveway and attractive outlook.

Internally, the property boasts modern decor throughout and briefly comprises an entrance hallway, downstairs WC and a spacious open-plan living and dining area, creating a fantastic space for both everyday family life and entertaining. The modern fitted kitchen provides a stylish and practical heart to the home.

To the first floor are four generously sized bedrooms, with the impressive master bedroom benefiting from its own en-suite shower room, in addition to a well-appointed family bathroom.

Externally, the property is equally impressive, featuring beautifully maintained front and rear gardens and a large driveway providing ample off-road parking.

A fantastic opportunity to acquire a superb modern family home in a desirable residential location, offering generous living accommodation, excellent outdoor space and a high standard of presentation throughout.

Entrance Hall (14' 1" x 3' 10") or (4.30m x 1.16m)

Enter via composite grey front door, light and airy entrance hall laminate flooring, radiator, doors to

W.C. (7' 10" x 3' 1") or (2.38m x 0.94m)

Double glazed frosted window, Laminate flooring, part tiled walls, low level WC, wash hand basin

Kitchen/Diner (24' 3" x 9' 11") or (7.40m x 3.01m)

Double glazed frosted window to rear, laminate flooring, spot lighting, modern fitted kitchen in white and grey high gloss with a range of wall and base units, feature lighting, cupboard housing boiler, integrated wine chiller, integrated dishwasher, integrated microwave, integrated oven, integrated fridge freezer, 4 ring electric hob, decorative matching display unit, opening to

Conservatory Lounge (12' 8" x 13' 3") or (3.85m x 4.04m)

Large conservatory with with continued laminate flooring, pendant lighting, patio doors onto the rear garden

Lounge (17' 11" x 11' 8") or (5.47m x 3.56m)

Double glazed bay window to front, continued laminate flooring, media wall featuring inset electric fire, pendant lighting

Landing

Double glazed window to side, spacious landing with pendant lighting, doors to

Bedroom 1 (12' 6" x 11' 3") or (3.80m x 3.44m)

Double glazed window to front, radiator, pendant lighting, fitted mirrored wardrobe, Door to

En Suite (5' 7" x 5' 8") or (1.70m x 1.72m)

Double glazed frosted window to front, modern vertical radiator, A stylish and contemporary ensuite featuring modern grey marble style wall coverings, a sleek walk-in shower with a black-framed screen and rainfall-style shower, complemented by spot lighting and a grey vanity unit with integrated wash hand basin. The room is further enhanced by a modern low-level WC and quality contemporary finishes throughout.

Bedroom 2 (10' 3" x 8' 11") or (3.12m x 2.72m)

Double glazed window to rear, fitted wardrobes, radiator, pendant lighting

Bedroom 3 (6' 7" x 7' 9") or (2.00m x 2.36m)

Double glazed window to rear, currently used as a dressing room, pendant lighting, radiator

Bedroom 4 (7' 3" x 8' 11") or (2.22m x 2.72m)

Double glazed window to front, laminate flooring, currently used as an office, radiator

Bathroom (7' 9" x 6' 5") or (2.36m x 1.95m)

Double glazed frosted window to rear, spot lighting, modern vertical radiator, walk in shower with glazed screen, vanity unit with wash hand basin, low level WC.

External

The property enjoys an impressive frontage with a pleasant outlook, a generous tarmac driveway providing parking for multiple vehicles, and attractive wrought iron gates leading to the side access.

The rear garden is a real wow factor, thoughtfully landscaped with a paved patio, lawn and raised decking area, providing an excellent space for outdoor entertaining and relaxing. The decking benefits from a contemporary glass balcony balustrade, adding a stylish and modern finish while making the most of the pleasant outlook. The garden is fully enclosed by fenced and lattice-style boundaries, creating a private and secure outdoor space.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

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