

**Wellfield Square
Neath
Neath Port Talbot.**

Price **£209,500**



- Three-bedroom semi-detached home
- Spacious and well presented
- Fully fitted kitchen and two bathrooms
- Driveway providing off-road parking
- Generous enclosed rear garden with side access
- Walking distance to Neath town centre
- Close to the beautiful Gnoll Estate Country Park
- Ideal family home in a quiet residential location

General Description

A beautifully presented three-bedroom semi-detached family home, ideally situated in Wellfield Square. Get in touch to arrange a viewing today!!

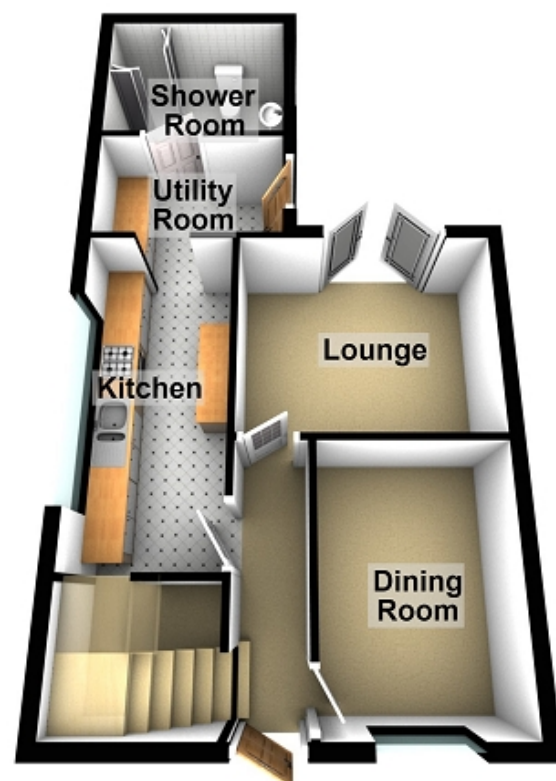
EPC Rating: D68

Tel: **01639 646 926**

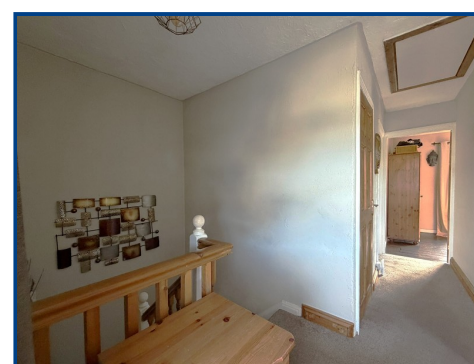
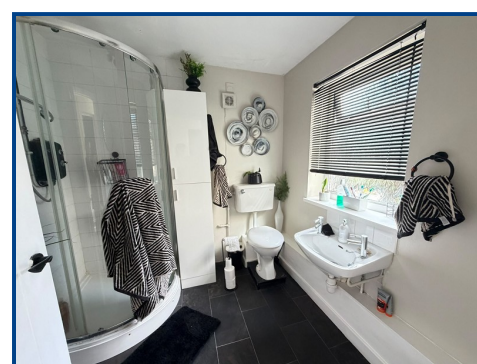
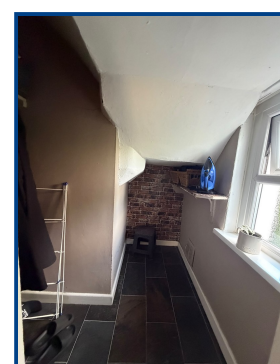
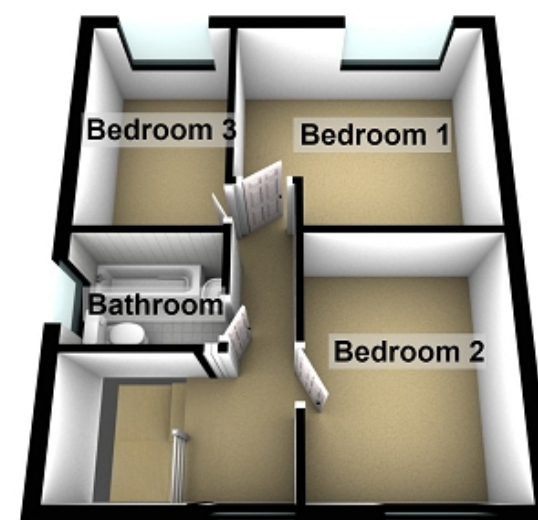
Email: **neath@ctf-uk.com**

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

Ground Floor



First Floor



Viewing: **01639 646 926**

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

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Wellfield Square, Neath, Neath Port Talbot.

Property Description

Neath Situated within the highly sought-after Wellfield Square development, this beautifully presented three-bedroom semi-detached family home occupies a quiet and popular residential location, offering the perfect balance of peaceful living while remaining within easy reach of excellent local amenities.

Lovingly cared for by the current owners for over 20 years, this wonderful home has been tastefully decorated throughout and is ready for its next family to create lasting memories. The accommodation offers three well-proportioned bedrooms, two bathrooms, spacious and well-maintained living accommodation, and a layout perfectly suited to modern family life.

Externally, the property benefits from a driveway providing off-road parking for multiple vehicles, a generous enclosed rear garden, and convenient side access.

The location is one of the property's standout features. Just a short stroll away is the beautiful Gnoll Estate Country Park, renowned for its scenic woodland walks, picturesque lakes, extensive open green spaces making it the ideal setting for dog walkers, families and those who enjoy the outdoors.

Families will also appreciate being within close proximity to Gnoll Primary School, while Neath town centre is

within comfortable walking distance, offering an excellent range of shops, cafés, bars and restaurants centred around Victoria Gardens and the surrounding streets.

Combining spacious accommodation, a fantastic family-friendly location and excellent local amenities, this is a home that is sure to appeal to a wide range of buyers.

Entrance

Enter via door to front, radiator, laminate flooring , stairs to first floor, door to

Dining Room (10' 3" x 10' 5") or (3.12m x 3.18m)

Double glazed window to front, laminate flooring, radiator

Lounge (12' 4" x 11' 9") or (3.76m x 3.58m)

Double glazed french doors to rear garden, continued laminate flooring, inset log feature, oak mantle, inset storage cupboards,pendant lighting, radiator

Kitchen (15' 4" x 7' 1") or (4.67m x 2.16m)

Double glazed window to side, a range of wall and base units, integrated oven, 4 ring gas hob, black sink and drainer with mixer tap over, roll top work top, breakfast bar, space for fridge freezer, lino flooring, splash back, integrated dishwasher, pendant lighting, opening to

Utility Room (8' 1" x 3' 8") or (2.46m x 1.13m)

Double glazed rear door to side, lino flooring continued, Plumbing for washing machine, continued worktop

Bathroom (6' 9" x 7' 3") or (2.07m x 2.21m)

Double glazed frosted window to side, continued lino flooring, wash hand basin, shower cubicle triton electric mains power shower, pendant lighting, radiator

Landing

Spacious landing , access to attic, double glazed window to front

Bedroom 1 (11' 6" x 13' 11") or (3.50m x 4.25m)

Double glazed window to rear, radiator

Bedroom 2 (10' 5" x 10' 6") or (3.18m x 3.21m)

Double glazed window to front, radiator

Bedroom 3 (11' 6" x 7' 1") or (3.50m x 2.16m)

Double glazed window to rear, radiator, wooden floor

Bathroom (10' 5" x 14' 8") or (3.17m x 4.47m)

Double frosted glazed window to side, Panelled bath with chrome mixer tap, WC, wash hand basin, part tiled walls, lino flooring, radiator

External To Rear

The property enjoys a larger-than-average enclosed rear garden, thoughtfully designed to offer a variety of outdoor spaces for both relaxation and entertaining. A paved patio area provides the perfect setting for

outdoor dining and features an attractive pergola seating area. The garden extends onto a well-maintained lawn, complemented by established shrubbery and mature planting, creating a pleasant and private environment. A separate gravel seating area offers an additional space to unwind, while a useful garden shed provides excellent outdoor storage. The garden is enclosed by fenced boundaries and benefits from convenient side access to the front of the property.

External To Front

Occupying a pleasant position with an attractive outlook, the property boasts excellent kerb appeal. A generous driveway finished with decorative chipping's provides off-road parking for multiple vehicles. A pathway leads to the stylish black composite front door, with a further path providing convenient side access to the rear garden. The attractive frontage creates a welcoming first impression.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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