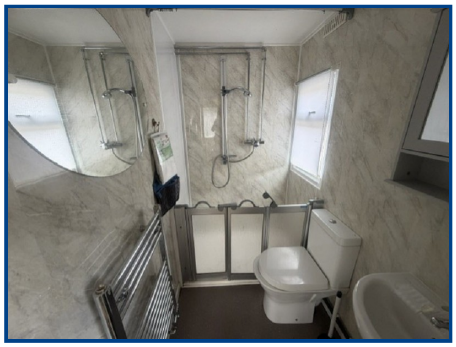
Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

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

Price **£55,000**



- **PARK HOME**
- **ONE BEDROOM**
- **LOUNGE**
- **KITCHEN**
- **SHOWER ROOM & WC**
- **OFF ROAD PARKING TO THE FRONT**
- **REQUIRES MODERNISING THROUGHOUT**
- **SITE AVAILABLE FOR OVER 50'S**

General Description

EPC Rating: D66

PARK HOME!

Situated in Green Hedges Park Bryncoch. Property offers; Entrance to lounge, one bedroom, kitchen, shower room. Off road parking to the front, rear & side garden. Call us today to book your viewing.....

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

Property Description
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Entrance to Lounge (9' 9" x 9' 0") or (2.97m x 2.75m)
Entrance to lounge, window to the front & side, door access to the side. Storage cupboard housing gas central heating boiler, radiator.

Kitchen (8' 8" x 5' 8") or (2.64m x 1.72m)
Window to the side, wall & base fitted units with work top over & sink unit, plumbing for a washing machine, space for a fridge freezer.

Shower Room & WC (6' 1" x 4' 0") or (1.85m x 1.22m)
Frosted window to the side, walk in shower, hand basin, low-level WC, vinyl flooring, panelled walls, heated towel rail.

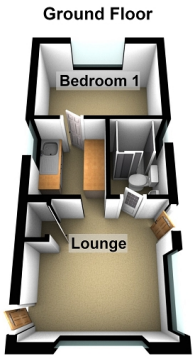
Bedroom 1 (9' 9" x 6' 11") or (2.96m x 2.12m)
Window to the rear, radiator.

External
Off road parking to the front. Side & rear garden with timber shed.

Services
Mains electricity, mains water, mains gas, mains drainage

Tenure
Not Specified

Council Tax
A



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.