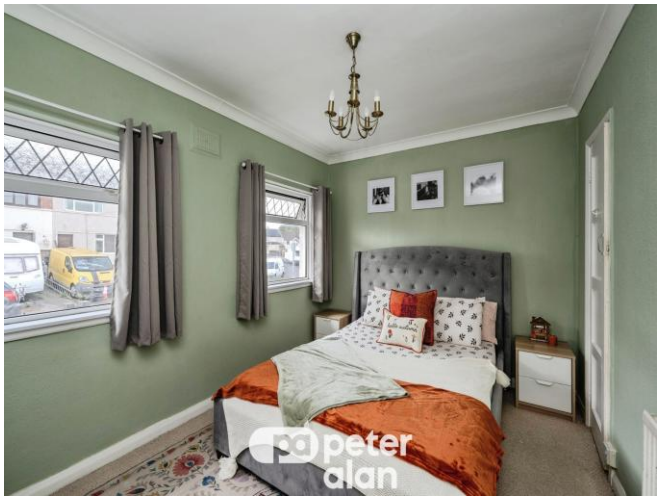


Bryn Nedd,

offers in the region of £150,000

- No ongoing chain!
- Three good-sized bedrooms
- Spacious lounge
- Perfect buy for first-time buyers & families alike
- EPC Rating: Awaited
- Council Tax Band: B



3 1 1

peter alan

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About the property

Situated in the popular area of Cimla and offered to the market with no ongoing chain, this three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, families, or investors alike. Boasting excellent links to local amenities including frequently running buses, a main line train station, high street stores, bars and restaurants within Neath Town Centre. Excellent for attendance to Cefn Saeson Community Comprehensive, Gnoll & Crynallt Primaries and Neath College!

The property is approached via steps leading to a low-maintenance front garden and pathway to the entrance.

Internally, the home comprises a welcoming hallway with stairs to the first floor, a spacious front-facing lounge, and a fitted kitchen offering ample storage with access to the rear garden.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden featuring a lawn, patio, and decking area, providing ideal spaces for outdoor relaxation and entertaining. Further benefits include side access and a useful outbuilding offering additional storage.

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Accommodation

Entrance Hallway

Lounge

Kitchen

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

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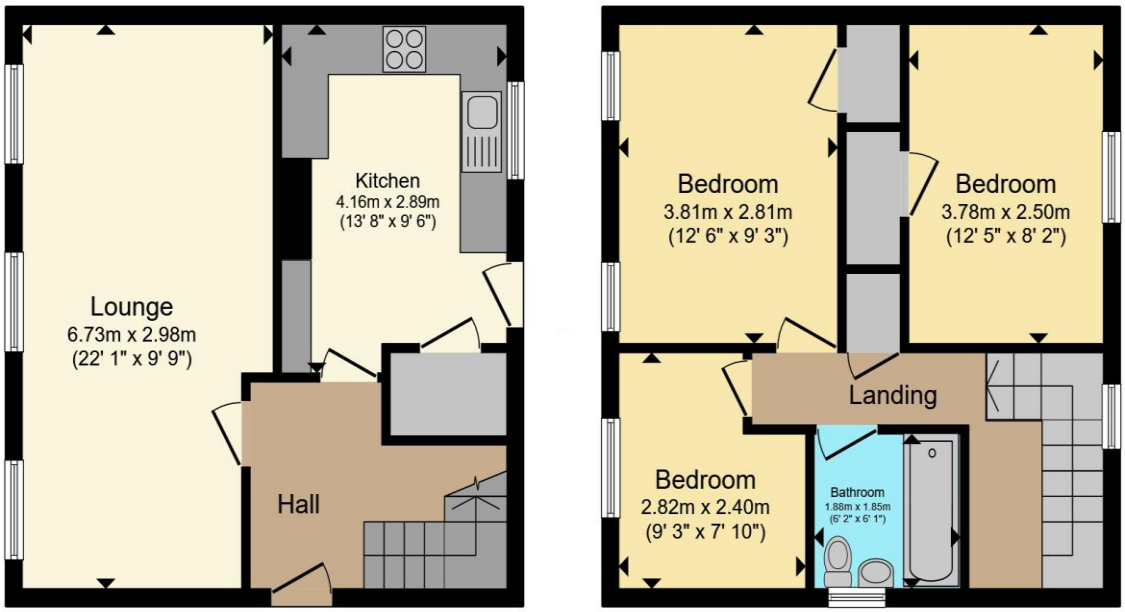


Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Ground Floor **First Floor**

Total floor area 83.6 m² (900 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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