



24 Chestnut Road, Neath, SA11 3PB

Offers In The Region Of £299,950

Beautifully extended and immaculately presented, this three-bedroom semi-detached home is situated in a highly sought-after location, within walking distance of the popular Groll Country Park and just a short distance from Neath town centre, offering an excellent range of shops, amenities, and transport links. Finished to a high standard throughout by the current owners, the property features a stunning open-plan living space incorporating a bespoke fitted kitchen with integrated appliances, dining area, and lounge, sliding doors open directly onto the beautifully landscaped rear garden, creating the perfect space for modern family living and entertaining. The first floor offers three well-proportioned bedrooms together with a stylish family bathroom. Externally, the property benefits from a driveway providing off-road parking for two vehicles and convenient side access to an exceptional rear garden. Thoughtfully landscaped, the garden boasts a variety of mature trees and shrubs, attractive patio seating areas, a decorative water feature, and a substantial concrete outbuilding, ideal for use as a workshop, home office, or hobby room. This is a superb family home combining stylish contemporary interiors with outstanding outdoor space in a desirable residential setting.

Composite front entrance door into:

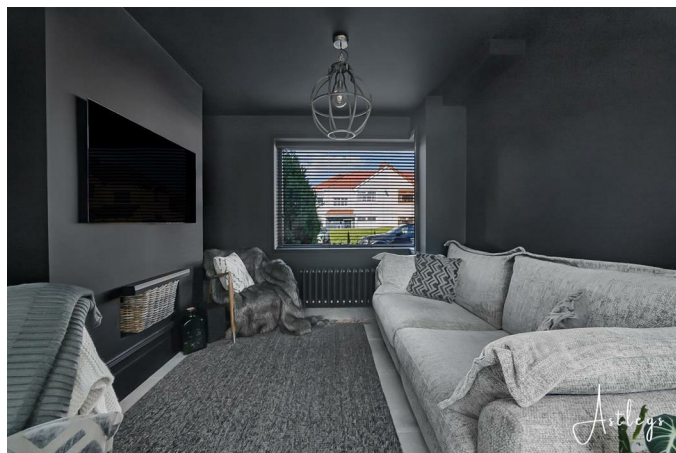


Entrance hallway 9'1" x 2'11" (2.78m x 0.89m)



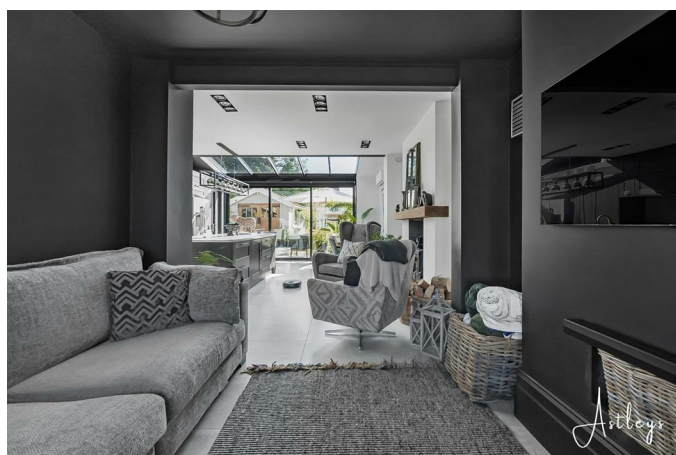
With herringbone style solid oak flooring, ornate coving, stairs to first floor.

Living area 10'6" x 10'9" (3.22m x 3.30m)



With tiled floor, vintage radiator, double glazed window to front,

Living area

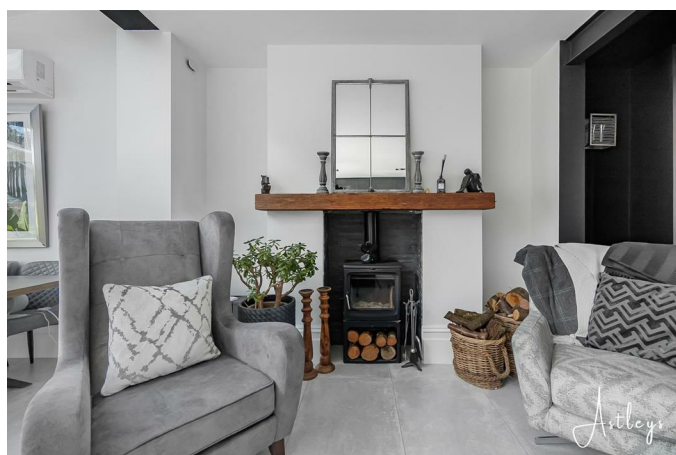
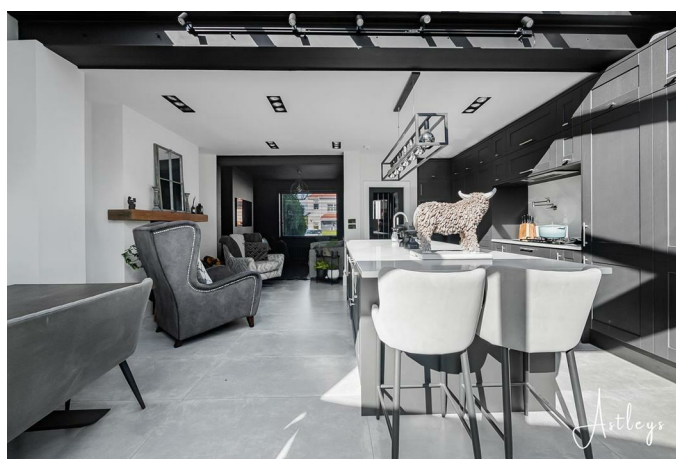


Kitchen/dining area 19'0" x 23'11" (5.8 x 7.3)



The impressive open-plan kitchen has been beautifully designed with an extensive range of bespoke charcoal base and wall units, complemented by luxurious quartz work surfaces and a matching central island incorporating additional storage, integrated dishwasher, breakfast bar, and feature pendant lighting. The stunning orangery-style kitchen extension provides an exceptional space for cooking, dining, and entertaining. It features a comprehensive range of fitted cupboards, pull-out storage units, a five-ring gas hob with extractor hood above and a convenient pot filler tap, together with a built-in double oven and microwave. There is ample space for an American-style fridge/freezer, while a cleverly concealed utility cupboard is plumbed for both a washing machine and tumble dryer.

A characterful oak beam and inset log-burning stove create a warm focal point, while sliding patio doors open seamlessly onto the beautifully landscaped rear garden, flooding the room with natural light. Further features include a tiled floor, industrial-style triple spotlights, contemporary touch-switch lighting, and high-quality finishes throughout.



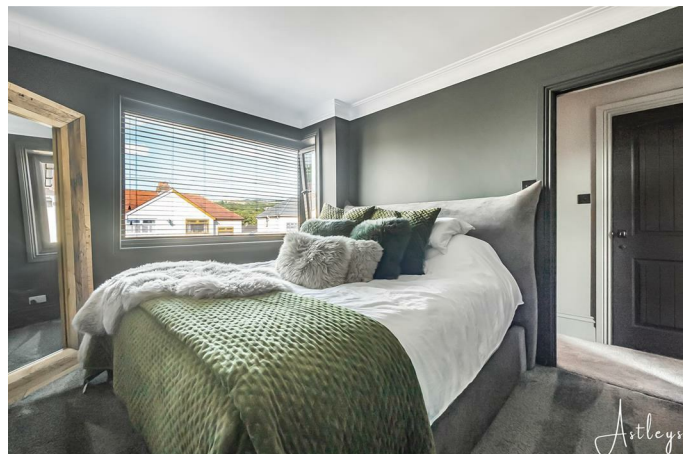


Landing area 8'8" x 5'4" x 2'5" x 12'5" (2.65m x 1.65m x 0.76m x 3.80m)



With double glazed window to front, ornate coving, access to landing via pull-down ladder, trap gate on landing area to for ease of furniture removal, upright radiato.

Bedroom one 11'4" x 10'0" (3.47m x 3.05m)



With open fireplace, double glazed window to front, connection for radiator, ornate coving.



FIRST FLOOR



Bedroom two 10'0" x 9'5" (3.05m x 2.88m)



With double glazed window to rear, ornate coving, connection for radiator.



Bedroom three 8'9" x 4'11" (2.68m x 1.52m)



This is currently a walk-in wardrobe with fitted floor to ceiling wardrobes with hanging space and cupboard storage, wooden tongue and groove to ceiling with spotlights, double glazed window to rear.



Bathroom/w.c. 6'6" x 5'8" (2.00m x 1.75m)

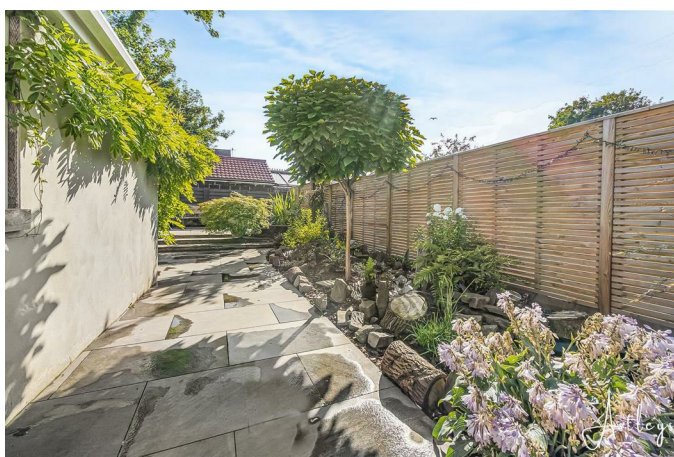


3 piece suite in white comprising 'slipper' style bath with shower attachment to taps and overhead large 'Rainfall' shower with curtain rail, solid stone wash hand basin on charcoal vanity unit, w.c. in sealed unit, double built-in cupboard housing combi gas central heating boiler, spotlights to ceiling,

Outside



Pressed concrete driveway and paths providing off-road parking for 1 vehicle. Shingled area. Double gate to enclosed beautifully landscaped garden to rear comprising paved patio areas, water feature, there is an abundance of mature trees, shrubs and plants, further patio area, pergola and concrete outbuilding (former garage) suitable as workshop, home/office or just storage.





Drone photograph



Drone photograph



Agents Notes

Local Authority
Neath Port Talbot
Council Tax Band: D
Annual Price: £2,541

Conservation Area: No

Flood Risk
River : Very low
Seas : Very low

Agents Notes

Mobile coverage

EE
Vodafone
Three
O2
Broadband

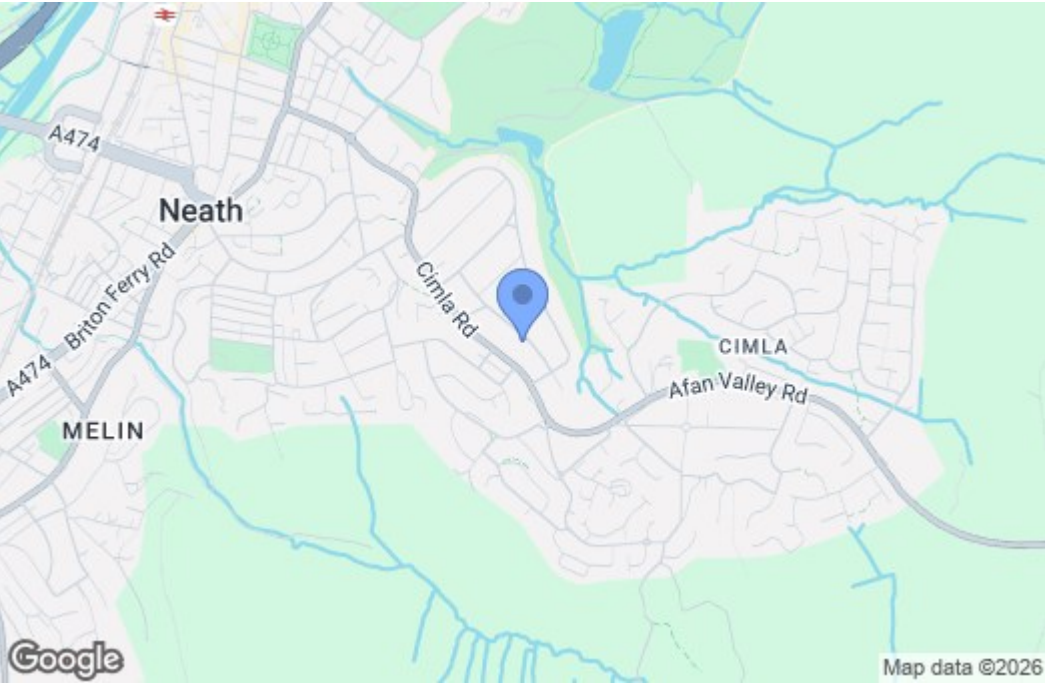
Basic
13 Mbps
Superfast
68 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

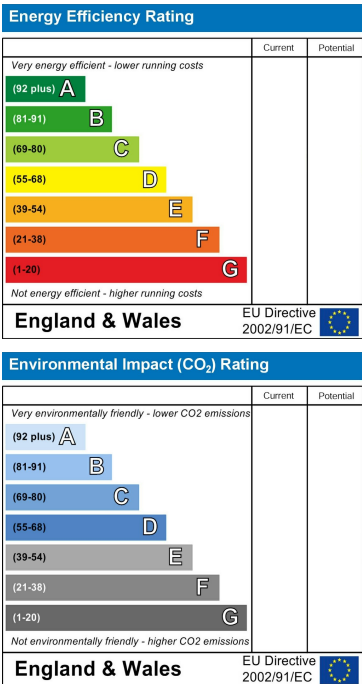
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.