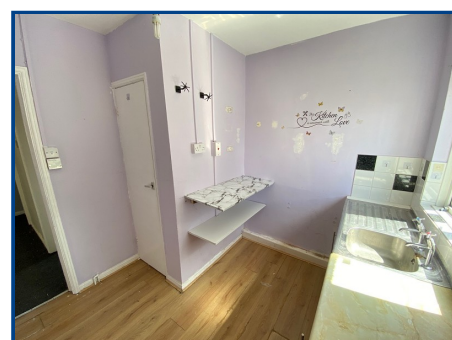
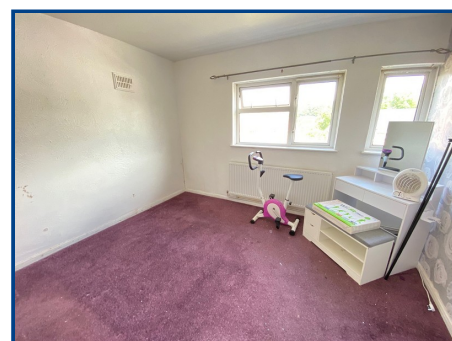


**Coombe Tennant Avenue
Neath
Neath Port Talbot.**

Price **£80,000**



- **FIRST FLOOR FLAT**
- **2 DOUBLE BEDROOMS**
- **LOUNGE**
- **KITCHEN**
- **ENCLOSED REAR GARDEN**
- **POPULAR RESIDENTIAL AREA**
- **IDEAL FIRST PURCHASE / BUY TO LET**
- **NO CHAIN**



General Description

Nestled in the heart of the ever-popular Skewen, Neath, this inviting first floor flat presents an excellent opportunity for those seeking convenience and potential in a highly accessible location. Call us to schedule your viewing appointment.....

EPC Rating: C70

Coombe Tennant Avenue, Neath, Neath Port Talbot.

Property Description

Offered for sale is this spacious first floor flat in the popular location of Skewen, Neath, making it an ideal choice for those seeking convenient access to the M4 corridor and surrounding amenities. This well-proportioned property features two generous double bedrooms, providing ample space for comfortable living or accommodating guests.

The heart of the home includes a sizeable bathroom and a welcoming living area, creating a practical layout suited to modern lifestyles. Residents will appreciate the shared garden to the front—a pleasant green space perfect for relaxing outdoors—as well as an enclosed rear garden that offers both privacy and room for gardening or entertaining.

Situated in Skewen, the property enjoys close proximity to local shops, cosy cafés, and reputable primary and secondary schools. Skewen Park and local sports facilities are just a short stroll away, offering plenty of opportunities for leisure and recreation. For commuters, swift access to the M4 makes Cardiff, Swansea, and the wider South Wales region easily reachable.

With its fair condition, this flat provides an excellent opportunity to personalise and add value, whether you are a first-time buyer, downsizer, or investor.

Arrange your viewing today to discover all that this appealing property and its vibrant location have to offer.

Entrance Hall & Stairwell (3' 11" x 3' 11") or (1.19m x 1.19m)

Entrance with staircase leading to the 1st floor & door access to the rear garden. Laminated flooring.

Lounge (15' 04" x 12' 03" x 10' 4") or (4.67m x 3.73m x 3.15m)

Window to the rear, laminated flooring, wall mounted gas fire, radiator.

Kitchen (8' 11" x 8' 05") or (2.72m x 2.57m)

Window to the side, wall & base fitted units, sink unit. Wall mounted electric meter, radiator. Pantry for storage.

Inner Hall (9' 10" x 3' 04" x 3' 00") or (3.00m x 1.02m x 0.91m)

Attic entrance, storage cupboard. Doors leading to.

Bedroom 1 (11' 08" x 11' 05") or (3.56m x 3.48m)

Windows to the front, radiator.

Bedroom 2 (11' 05" x 9' 06") or (3.48m x 2.90m)

Window to the front, storage cupboard, radiator.

External

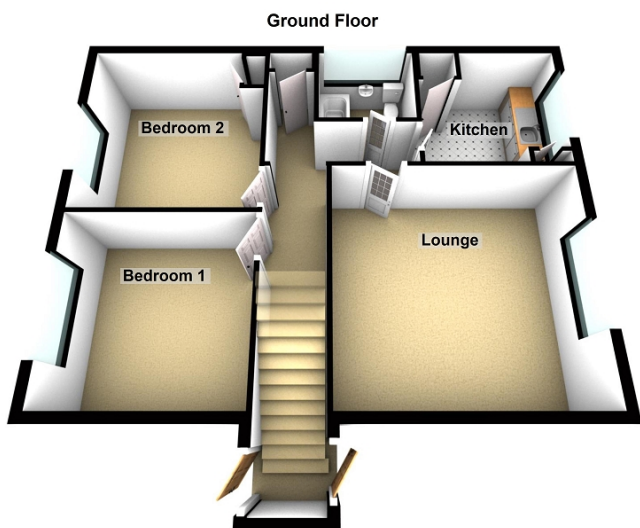
Enclosed lawn garden, with paved seating area. two outbuildings.

Tenure

Leasehold

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.