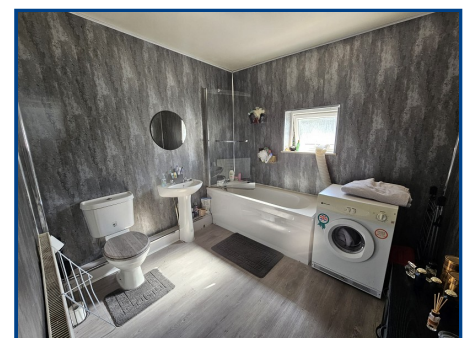
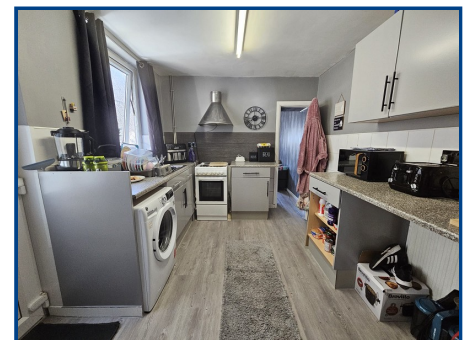


**Greenway Road  
Neath  
Neath Port Talbot.**

Price **£130,000**



- Mid-terrace property in a convenient location
- Walking distance to Neath town centre
- Close to local amenities shops, and transport links
- Three well-proportioned bedrooms to the first floor
- Low-maintenance rear garden
- Ideal for first-time buyers or families



**General Description**

This mid-terrace home on Greenway Road, Neath, offers well-arranged accommodation in a highly convenient location close to the town centre. With spacious living areas, three bedrooms, and a low-maintenance garden, it presents an excellent opportunity for buyers seeking comfort, practicality, and easy access to local amenities.

**EPC Rating: D65**

# Greenway Road, Neath, Neath Port Talbot.

## Property Description

This well-presented mid-terrace property on Greenway Road, Neath, offers an excellent opportunity for buyers seeking a convenient location within close proximity to the town centre. Ideally situated within walking distance of a range of local amenities, shops, and transport links, the property is perfectly suited for families and first-time buyers alike.

The accommodation briefly comprises an entrance hallway leading into a comfortable lounge, a separate dining room, and a fitted kitchen. A ground floor bathroom adds to the practicality of the layout.

To the first floor, the property benefits from three well-proportioned bedrooms, offering ample space for family living or home working.

Externally, the property features a low-maintenance rear garden, ideal for those seeking outdoor space without the upkeep.

Early viewing is highly recommended to fully appreciate the potential and convenient location this home has to offer.

## Entrance

Enter via double glazed front door, laminate flooring, stairs to first floor, door to

## Dining Room

Double glazed window to front, laminate flooring , opening to :-

## Lounge

Double glazed window to rear, laminate flooring continued, door to :-

## Kitchen

Double glazed window and door to side, A range of wall and base units, part tiled walls, electric oven and hob, extractor fan, laminate flooring , door to :-

## Bathroom

Double glazed frosted window to rear, three piece bathroom suite comprising of low level wc, wash hand basin, panelled bath with shower over, extractor fan, respertex wall covering

## Bedroom

Two double glazed windows to front, laminate flooring

## Bedroom 2

Double glazed window to rear, laminate flooring, Radiator

## Bedroom 3

Double glazed window to side, wall mounted boiler

## External

Low maintenance enclosed rear garden

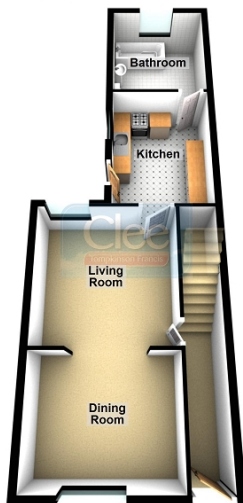
## Tenure

Not Specified

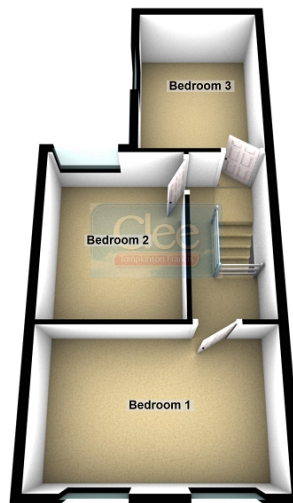
## Council Tax

B

Ground Floor



First Floor



## 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](mailto: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.