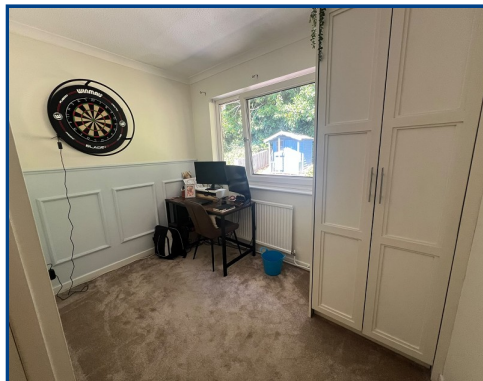
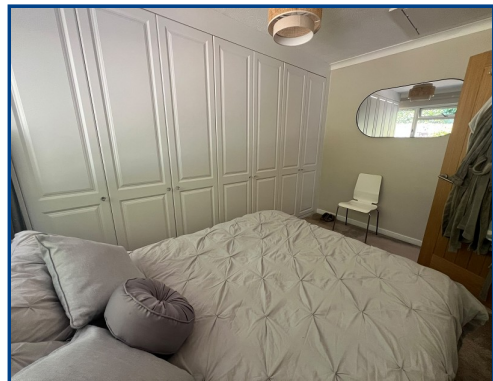
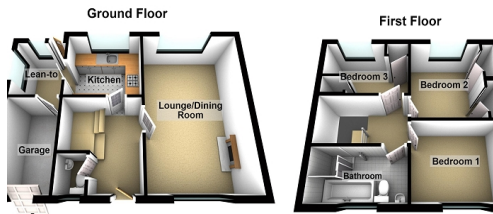




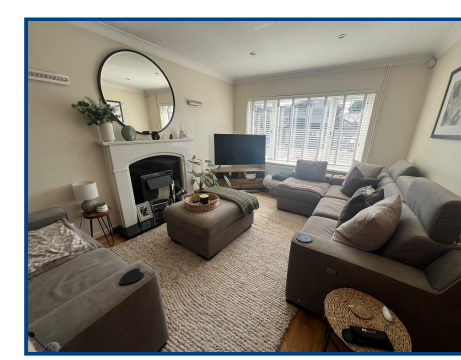
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Woodlands Park Drive Neath Neath Port Talbot.

Price **£260,000**



- SEMI DETACHED PROPERTY
- LOUNGE DINING ROOM
- CLOAKROOM TO GROUND FLOOR
- 3 BEDROOMS
- GARAGE WITH OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- WELL PRESENTED THROUGHOUT



Viewing: **01639 646 926** Website: **www.ctf-uk.com** Email: **neath@ctf-uk.com**

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General Description

Nestled in the sought-after area of Cadoxton, Neath, this well-presented semi-detached home offers an exceptional blend of comfort, practicality, and style. Boasting three spacious bedrooms, this property is perfectly suited to growing families and professionals alike, looking for a tranquil setting within reach of local amenities. This attractive home in Cadoxton is ready to welcome its next owners. Arrange a viewing today and experience everything this fantastic property and location have to offer.

EPC Rating: C71

Tel: **01639 646 926**

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Woodlands Park Drive, Neath, Neath Port Talbot.

Property Description

Nestled in the sought-after area of Cadoxton, Neath, this well-presented semi-detached home offers an exceptional blend of comfort, practicality, and style. Boasting three spacious bedrooms, this property is perfectly suited to growing families and professionals alike, looking for a tranquil setting within reach of local amenities.

The interior is thoughtfully laid out, with a bright, welcoming lounge and a modern kitchen leading to a cloakroom on the ground floor. Upstairs, the family bathroom is complemented by three comfortable bedrooms, providing ample space for relaxation and privacy.

Outside, a private driveway and garage provide convenient off-road parking, while the tiered, elevated garden is ideal for entertaining, outdoor dining, or simply enjoying the sunshine in a peaceful setting.

Cadoxton is renowned for its friendly community atmosphere and excellent local schools, making it a popular choice for families. Just a short drive away is Neath town centre, offering a great selection of shops, supermarkets, and eateries. Nearby beautiful parks and nature reserves, such as Gnoll Country Park, provide perfect options for weekend walks and outdoor activities. For commuters, easy access to the M4 corridor ensures seamless travel to Swansea, Cardiff, and beyond.

This attractive home in Cadoxton is ready to welcome its next owners. Arrange a viewing today and experience everything this fantastic property and location have to offer.

Entrance Hall

Enter via door to front, radiator, stairs to first floor, under stairs storage, wood flooring, doors leading to;

Cloakroom (5' 10" x 2' 11") or (1.79m x 0.88m)

Window to front, WC wash hand sink, heated towel rail, part tiles walls, tiled flooring.

Living/Dining Room (21' 11" x 10' 11") or (6.69m x 3.32m)

Windows to front and rear, radiators, coving to ceiling, spot lights to ceiling, feature fire place, wood flooring.

Kitchen

A range of wall and base units with work tops over, integrated oven and hob, extractor fan over, stainless sink unit, integrated dish washer, integrated washing machine, integrated wine fridge, breakfast bar, window to rear, space for fridge freezer, tiled splash backs, tiled flooring, door leading to;

Lean To Porch (6' 4" x 4' 1") or (1.94m x 1.25m)

Tiled flooring, Perspex wall panels, window to front and side, doors leading into the garage and door leading out to the garden.

Garage (17' 0" x 8' 4") or (5.18m x 2.53m)

Electric up and over door, electric power points.

1st Floor Landing

Window to side, doors leading to,

Bedroom 1 (9' 1" x 9' 8") or (2.77m x 2.94m)

Window to front, radiator, coving to ceiling.

Bathroom (6' 0" x 9' 10") or (1.82m x 2.99m)

4 piece bathroom suite which comprises of a walk in shower, bath tub, low level WC vanity wash hand sink unit, heated towel rail, fully tiled walls, tiled flooring, spot lights to ceiling.

Woodlands Park Drive, Neath, Neath Port Talbot.

Bedroom 2 (12' 6" x 7' 7") or (3.82m x 2.30m)

Window to rear, coving to ceiling, radiator, built in wardrobes.

Bedroom 3 (9' 11" x 9' 1") or (3.02m x 2.76m)

Window to rear, built in cupboard housing a gas combi boiler, storage cupboard, coving to ceiling, radiator.

EXTERNALLY

To the front of the property there is a low maintenance front garden, with off road parking, access to the garden with gated side access to the rear of the property.

To the rear there is an elevated tiered garden, with mature shrubs, plants and bushes, with entertaining seating area, wooden storage Wendy house.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

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