









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

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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.

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Wenham Place
Neath
Neath Port Talbot.

Price **£320,000**








- **Three-bedroom detached property**
- **Two reception rooms**
- **Well-equipped kitchen with a range of appliances**
- **Ample off-road parking**
- **Enclosed rear garden with patio and lawn areas**
- **Great location close to Neath town centre, local schools and shops**
- **Wealth of original features**

General Description

An attractive three-bedroom detached home situated in Wenham Place, offering spacious accommodation and a wealth of original features throughout. The property boasts two reception rooms, a well-equipped kitchen, three bedrooms and a family bathroom. Externally, there is potential for off-road parking, a lawned front garden and an enclosed rear garden featuring patio seating areas, a lawn and a charming stream running alongside. Conveniently located close to local shops, schools and everyday amenities, this characterful home offers an excellent opportunity for buyers seeking space, charm and practicality.

Property Description

Situated in the popular location of Wenham Place, this attractive three-bedroom detached property offers a wonderful blend of character, charm and spacious accommodation. Retaining a number of original features, the property presents an excellent opportunity for buyers seeking a home with individuality and plenty of potential.

The ground floor offers two generous reception rooms, including a welcoming living room with a bay window and gas fireplace, alongside a separate dining room ideal for family meals and entertaining. The kitchen is well equipped with a range of units and a comprehensive selection of appliances, providing a practical space for everyday living.

Upstairs, the property offers three bedrooms, with the accommodation further enhanced by original wooden flooring in the second bedroom and a family bathroom fitted with a walk-in shower. The gas boiler was installed in 2024 and benefits from a 10-year warranty.

Externally, the property boasts ample off-road parking and a lawned front garden. To the rear, the enclosed garden offers a combination of patio and lawned areas, providing plenty of space for outdoor relaxation and entertaining. A particularly appealing feature is the stream running alongside the garden, adding a touch of charm to the outdoor setting.

Conveniently located close to local shops, schools and everyday amenities, the property is well placed for the needs of modern family life.

With its detached position, three-bedroom accommodation, generous outdoor space and wealth of original features, this property is sure to appeal to a variety of buyers. Early viewing is highly recommended to appreciate all that this charming home has to offer.

Entrance Porch (2' 10" x 5' 4") or (0.86m x 1.63m)
Accessed via a uPVC entrance door, the porch features half-height windows allowing plenty of natural light to flood the space, complemented by attractive original tiled flooring. A further door leads through to the hallway.

Hallway (14' 8" x 6' 1") or (4.47m x 1.86m)
Side-facing window providing natural light, radiator and useful under-stairs storage cupboard housing the consumer unit. The floor is carpeted, with original parquet flooring believed to be present beneath throughout the ground floor. Stairs leading to first floor.

Living Room (10' 9" x 12' 6") or (3.27m x 3.82m)
A bright and spacious living room featuring a bay window to the front aspect, allowing plenty of natural light to fill the room. The room also benefits from a gas fireplace, radiator and double doors leading through to the dining room.

Wenham Place, Neath, Neath Port Talbot.

Dining Room (12' 0" x 20' 10") or (3.67m x 6.36m)
A well-proportioned dining room featuring a bay window to the side aspect, complemented by an additional side window allowing plenty of natural light. The room benefits from spotlights, wall lighting and two radiators, with a door leading through to the kitchen.

Kitchen (8' 7" x 18' 3") or (2.61m x 5.57m)
Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel one-and-a-half bowl sink unit. Appliances include a five-ring gas hob, electric oven, integrated microwave, integrated dishwasher, washing machine and tumble dryer. An American-style fridge freezer with a plumbed-in water and ice dispenser completes the range of appliances. Tiled flooring, rear and side-facing windows and a radiator further complement the space.

Bedroom 1 (12' 0" x 14' 8") or (3.66m x 4.48m)
A well-proportioned bedroom featuring a bay window to the side aspect, allowing plenty of natural light. The room also benefits from a cupboard housing the gas boiler, which was installed in 2024 and comes with a 10-year warranty, radiator.

Bedroom 2 (12' 11" x 12' 4") or (3.93m x 3.76m)
Featuring a bay window to the front aspect, allowing plenty of natural light, this bedroom also benefits from original wooden flooring and a radiator.

Bedroom 3 (8' 11" x 7' 2") or (2.73m x 2.19m)
Featuring a window to the front aspect, allowing natural light into the room, along with a radiator.

Bathroom (7' 7" x 6' 8") or (2.30m x 2.04m)
Fitted with a WC, wash hand basin and walk-in shower. The room also benefits from a rear-facing window providing natural light, vinyl flooring and a radiator.

EXTERNALLY
The property benefits from ample off-road parking and a lawned front garden. Side access leads to the enclosed rear garden, which features a paved patio area with steps leading up to a lawned section. There is also an additional patio seating area and a garden shed, providing useful storage. A charming feature of the property is the stream running alongside the garden, adding to the outdoor appeal.

Agents Note
Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services
Mains Water, Mains Drainage, Mains Electric, Mains Gas






