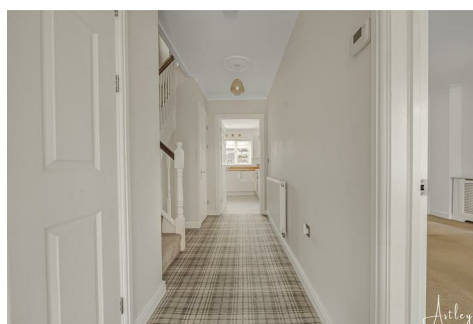




9 Tennant Grove, Neath, SA10 6ES

Offers In The Region Of £299,950

Offered to the market with no onward chain, this beautifully presented three-bedroom detached home provides stylish and well-proportioned accommodation, perfectly suited to modern family living. The ground floor features a welcoming entrance hall, a convenient cloakroom, a spacious and inviting lounge, and a contemporary kitchen/dining room that forms the heart of the home. Flooded with natural light, the kitchen/diner benefits from sliding patio doors opening onto the rear garden, seamlessly blending indoor and outdoor living and creating an ideal space for entertaining family and friends. To the first floor are three generously sized bedrooms, including an impressive principal bedroom with the added luxury of a private en-suite shower room. Two further bedrooms are served by a well-appointed family bathroom. Externally, the property enjoys a private rear garden, offering the perfect setting for outdoor dining, relaxation and children's play, while off-road parking provides added convenience to the front of the property. Combining modern comforts with practical family living, this superb detached home represents an excellent opportunity for a wide range of buyers seeking a property that is ready to move into.

Main Dwelling



Enter through composite door into:

Hallway 17'2" x 3'9" (5.25 x 1.15)



With understairs storage, stairs to first floor and radiator.

Cloakroom 7'10" x 3'9" (2.41 x 1.16)



With two piece to include, low level wc, pedestal wash hand basin, radiator, cushioned flooring and window to front.

Lounge 16'7" x 11'1" (5.06 x 3.40)



Spacious lounge with large bay window to front, marble hearth surround, two radiators and arch way into:

Lounge



Kitchen/Diner



Kitchen/Diner 19'6" x 10'11" (5.96 x 3.33)



Fitted with base and wall units in high gloss cream with coordinating work surfaces to include, integrated fridge and freezer, stainless steel sink and drainer, cushioned flooring, gas hob and electric oven with extractor over, window to rear and door to side.

Kitchen/Diner



Landing 8'0" x 12'5" (2.44 x 3.81)



With storage cupboard, radiator and attic hatch.

Bedroom one 11'1" x 13'3" (3.40 x 4.04)



Double bedroom with window to front, radiator and door into:

Bedroom one

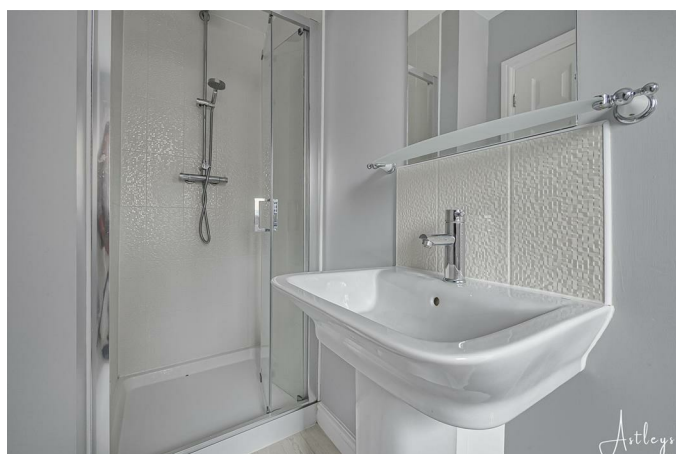


Ensuite 3'11" x 10'7" (1.20 x 3.23)



Fitted with three piece suite to include, walk in shower, low level wc, pedestal wash hand basin, cushioned flooring, part tiled walls, upright radiator and window to side.

Ensuite



Bedroom two



Bedroom two 11'0" x 11'1" (3.36 x 3.40)



Double bedroom with window to rear and radiator.

Bedroom three 8'2" x 7'11" (2.49 x 2.43)

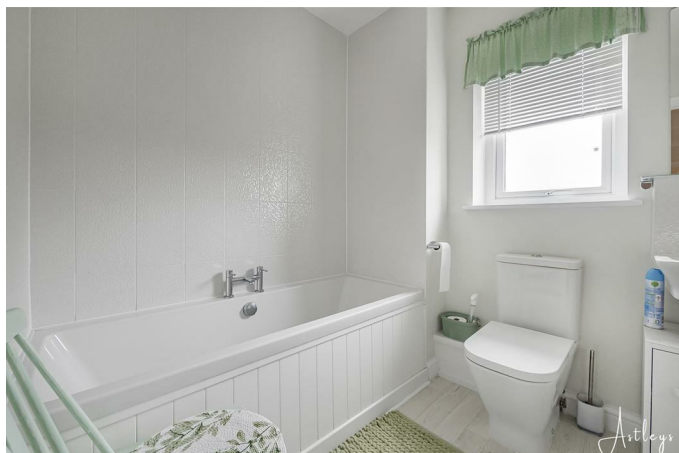


With window to front and radiator.

Bedroom three



Bathroom 7'4" x 6'5" (2.26 x 1.98)



Fitted with three piece suite to include; panelled bath, low level wc, sink on vanity unit, cushioned flooring, upright radiator and window to rear.

Outside



Enclosed rear garden with shingled area, trees and shrubs benefitting from wooden shed and side access. To the front you have off road parking for two vehicles, also this property benefits from solar panels which are owned. This property also benefits from an electric sun canopy to the rear garden.

Outside



Outside



Drone Image



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

Broadband

Basic

16 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

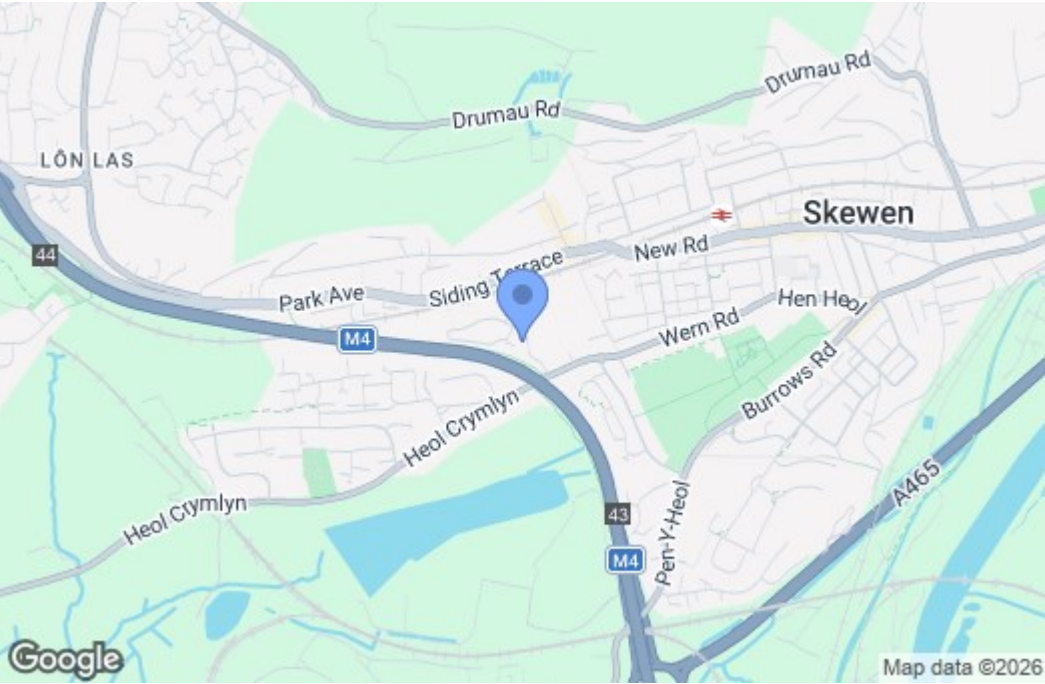
Virgin

Floor Plan

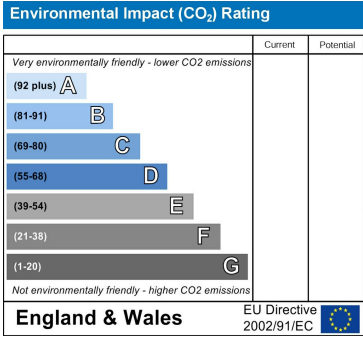
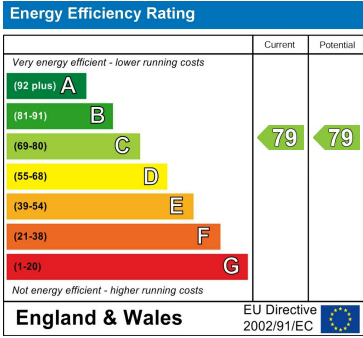


Total area: approx. 98.3 sq. metres (1057.6 sq. feet)

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.