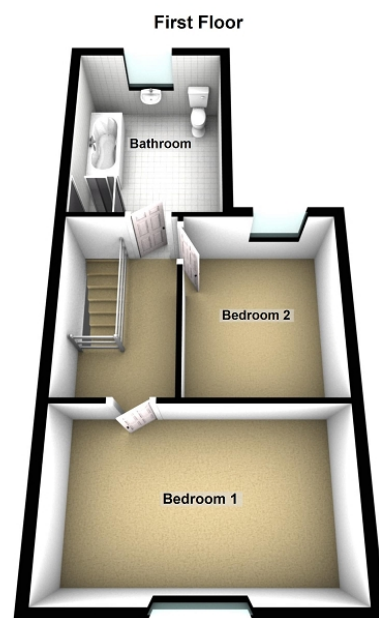
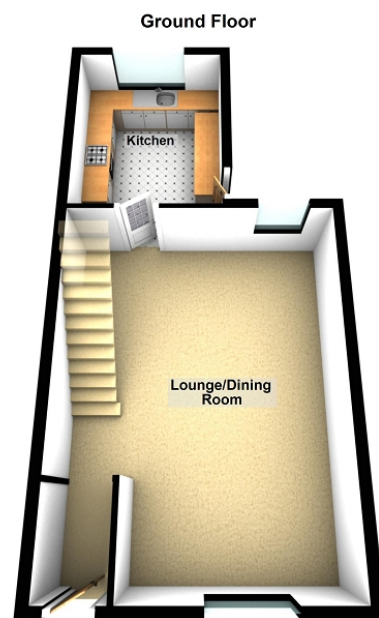




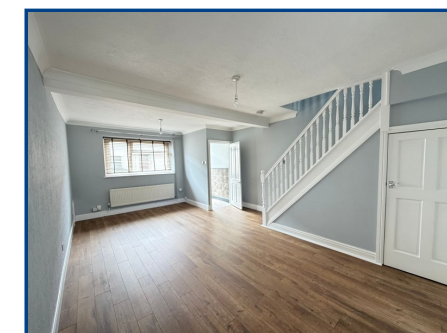
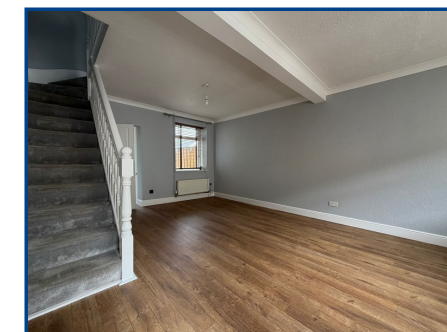
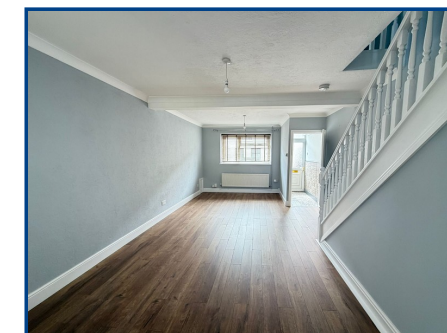
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**

12 Offices Across South Wales

Beaconsfield Street Neath Neath Port Talbot.



Price **£142,500**



- **Two-bedroom end-terrace property**
- **Perfect first-time buy or investment opportunity**
- **Spacious lounge/diner**
- **Enclosed rear garde**
- **Popular Cadoxton location**
- **Close to reputable schools**
- **Convenient access to local amenities**
- **Good transport and commuter links nearby**
- **No Chain**

General Description

EPC Rating: D66

A perfect first-time buy, this well-presented two-bedroom end-terrace home in the popular Cadoxton area of Neath. Call today to book a viewing.

Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

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Tel: **01639 646 926**

Email: **neath@ctf-uk.com**

Web: **www.ctf-uk.com**

Property Description

A perfect first-time buy, this well-presented two-bedroom end-terrace property is situated in the popular Cadoxton area of Neath, on Beaconsfield Street. Offering spacious and well-proportioned accommodation throughout, the property features a generous lounge/diner, ideal for relaxing and entertaining, alongside a fitted kitchen with ample storage and workspace. To the first floor are two spacious double bedrooms and a modern fitted bathroom. Externally, the property benefits from an enclosed rear garden, perfect for outdoor enjoyment. Ideally positioned in a convenient residential location, the property is within easy reach of Neath town centre, a range of local amenities,

shops, supermarkets, and transport links. The area is also served by reputable local schools, making this an excellent choice for first-time buyers, young families, or investors alike. With good access to commuter routes and nearby parks, Cadoxton remains a popular and well-connected area to call home.

Entrance Hall

Enter via half glazed PVC door to front, tiled walls, tiled flooring, wall mounted electric meter

Lounge / Diner (21' 11" x 12' 8") or (6.68m x 3.86m)

Window to front and rear, laminate flooring, under stair storage, stairs to first floor, door to

Kitchen (11' 0" x 8' 1") or (3.35m x 2.47m)

Window to rear, a range of wall and base units with work tops over, sink unit with mixer tap, gas hob, electric oven, extractor fan above part tiled walls, lino flooring. Double glazed panelled door to side

Bedroom 1 (12' 8" x 9' 11") or (3.85m x 3.03m)

Window to front, radiator.

Bedroom 2 (11' 0" x 7' 5") or (3.36m x 2.26m)

Window to rear, radiator.

Bathroom (11' 0" x 8' 2") or (3.36m x 2.49m)

Frosted double glazed window to rear, four piece bathroom suite with free standing bath, wash hand basin, low level wc, walk-in shower

with chrome rainfall shower head and glazed screen, part tiled walls, laminate flooring, towel radiator

Rear

Enclosed rear garden laid mainly with lawn, Raised decked area

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

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