

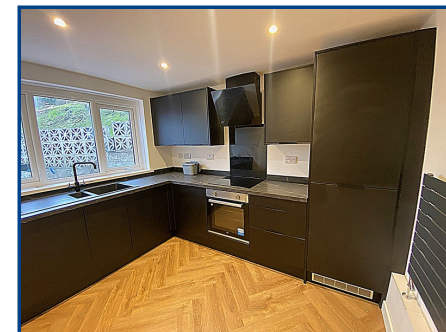
Total area: approx. 85.1 sq. metres (916.5 sq. feet)



First Floor
Approx. 31.6 sq. metres (340.4 sq. feet)

**The Croft
Neath Abbey
Neath
Neath Port Talbot.**

Price **£155,000**

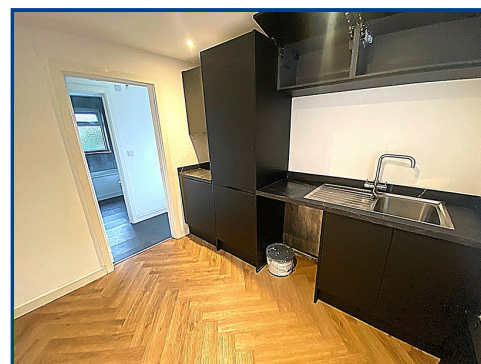


- SEMI DETACHED PROPERTY
- IDEAL FIRST PURCHASE
- 3 BEDROOMS
- KITCHEN / BREAKFAST ROOM + UTILITY ROOM
- LOUNGE
- RECENTLY RENOVATED THROUGHOUT
- ENCLOSED SIDE & FRONT GARDEN
- ON STREET PARKING ONLY
- NO CHAIN

EPC Rating: D66

General Description

IDEAL FIRST PURCHASE!
An exciting opportunity awaits with this ideal first purchase - a semi-detached 3 bedroom property located in the charming area of Neath Abbey.



Viewing: **01639 646 926**

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

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

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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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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.

The Croft, Neath Abbey, Neath, Neath Port Talbot.

Property Description

This charming 3-bedroom semi-detached property in Neath Abbey is the perfect choice for your first home. Recently renovated throughout, this deceptively spacious property offers a welcoming entrance hallway, a cozy lounge, a modern kitchen/diner, a convenient utility room, and a sleek bathroom on the ground floor. Upstairs, you will find three bedrooms, providing ample space for your family.

The property features an enclosed front and side garden, perfect for enjoying the outdoors. With gas central heating and double glazing, you can stay warm and comfortable all year round. The recent renovations include new front windows, feather fencing, and a new decked area with artificial grass and storage underneath.

Neath Abbey is a desirable location with plenty of local amenities, including shops, schools, a Tesco store, and a regular bus service. This area also boasts excellent road links to the M4 corridor, making commuting a breeze. Don't miss out on the opportunity

to view this beautifully presented property - call today to book your viewing and see it for yourself.

Hallway (11' 04" x 2' 0") or (3.45m x 0.61m)

Entrance to hallway, staircase to the 1st floor, laminated flooring, radiator.

Lounge (11' 08" x 10' 09") or (3.56m x 3.28m)

Window to the side, laminated flooring, radiator.

Dining Room (11' 08" x 10' 09") or (3.56m x 3.28m)

Laminated flooring, radiator. Opening to.

Kitchen (10' 08" x 9' 02") or (3.25m x 2.79m)

Window to the side, a range of wall & base fitted units with work top over, bowl & half sink unit, electric hob with oven & extractor fan above. Integrated fridge freezer & dishwasher. Spotlights to the ceiling, laminated flooring, radiator.

Utility Room (9' 10" x 7' 11") or (3.00m x 2.41m)

Window to the rear, wall & base fitted units, sink unit, plumbing for a washing machine. Enclosed wall mounted electric meter.

Inner Hallway (6' 08" x 2' 11") or (2.03m x 0.89m)

Entrance to the rear to access the garden, storage cupboard. Door to.

Bathroom (8' 05" x 8' 02") or (2.57m x 2.49m)

Frosted window to the front, panelled bath, shower cubicle, low-level WC, vanity hand basin, panelled walls. Spotlights to the ceiling, heated towel rail.

First Floor Accomodation (10' 04" x 5' 00") or (3.15m x 1.52m)

Landing area, storage cupboard. Doors leading to.

Bedroom 1 (14' 07" x 10' 01") or (4.45m x 3.07m)

Windows to the front, radiator.

Bedroom 2 (10' 07" x 8' 01") or (3.23m x 2.46m)

Window to the side, shelved walls, radiator.

Bedroom 3 (10' 04" x 8' 04") or (3.15m x 2.54m)

Window to the side, radiator.

External

Slightly elevated frontage with steps leading to the property. Mature shrubs & lawn to the front & side of the property, with gated access to the rear lane.

Agents Notes

Herbicide treatment of the Japanese knotweed within the boundary of the property in-situ for three years and monitored for a further two years all covered by a five-year Insurance Backed Guarantee (IBG)

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

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