

## 36 Gnoll Crescent, Neath, SA11 3TF

**Offers In The Region Of £229,950**

An attractive property, positioned in a highly sought-after location and offering beautifully presented, versatile accommodation throughout. The ground floor features a welcoming lounge and a stylishly appointed fitted kitchen, while the upper level provides two generously proportioned double rooms and a contemporary family bathroom. From the rear garden, a private gate offers direct access to The Gnoll Country Park — an exceptional feature that allows for effortless enjoyment of tranquil woodland walks and natural scenery right on your doorstep.

Externally, the property benefits from off-road parking and a garage to the front, complemented by a private, enclosed rear garden designed for easy maintenance. A shingled seating area creates a charming setting for outdoor dining and relaxation.

Immaculately maintained and thoughtfully designed, this home represents an outstanding opportunity for a variety of purchasers seeking comfort, convenience, and quality in a desirable residential setting. With excellent access to local amenities, reputable schools, and transport connections, it perfectly balances lifestyle appeal with practical everyday living.

## Main Dwelling



## Hallway 13'10" x 5'11" (4.24 x 1.82)



With laminate flooring, storage cupboard and stairs to first floor.



## Lounge 9'10" x 13'11" (3.01 x 4.25)



Cosy lounge with large double glazed window to front, laminate flooring and radiator.



**Kitchen 9'10" x 11'10" (3.00 x 3.63)**



**Landing**



Fitted with base and wall units in mushroom shaker style with coordinating work surfaces to include; matt grey sink and drainer with mixer taps, laminate flooring, space for washing machine and fridge freezer, part tiled walls, radiator and double glazed window to front and side.

**Bedroom one 9'10" x 12'9" (3.00 x 3.91)**



Double bedroom with radiator and large glazed window to rear.



**Bedroom two 9'8" x 10'9" (2.97 x 3.29)**

Double bedroom with storage cupboard, radiator and double glazed window to rear.



**Bathroom 7'10" x 6'7" (2.40 x 2.01)**



Fitted with four piece suite to include, panelled bath, corner shower, low level wc, pedestal wash hand basin, heated towel rail, tiled floor, fully tiled walls and two double glazed windows to rear.



## Outside



Enclosed rear garden with shingled and decked area to the side, to the front offering off road parking and garage.



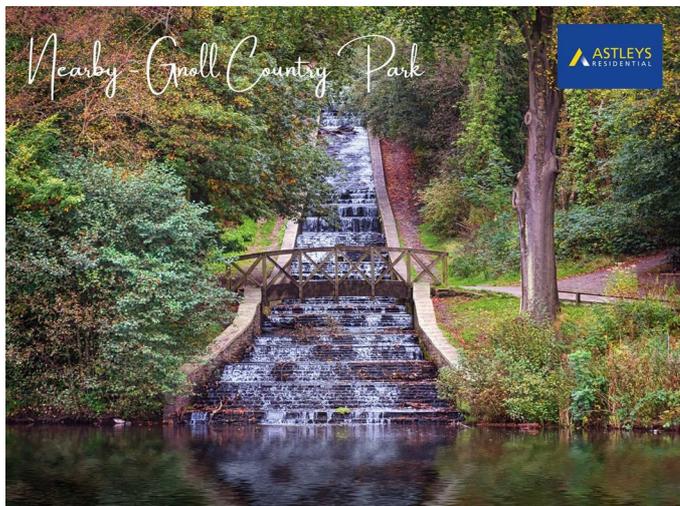
## Canal Walks



Close proximity to Neath canal.



## County Walks nearby



## Another view



### Agents notes

Conservation Area: No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

570 ft 2 / 53 m 2

Plot size:

0.09 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

14 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

### Agents notes

Neath Port Talbot Council Tax Band: C

Annual Price: £2,170

## Floor Plan

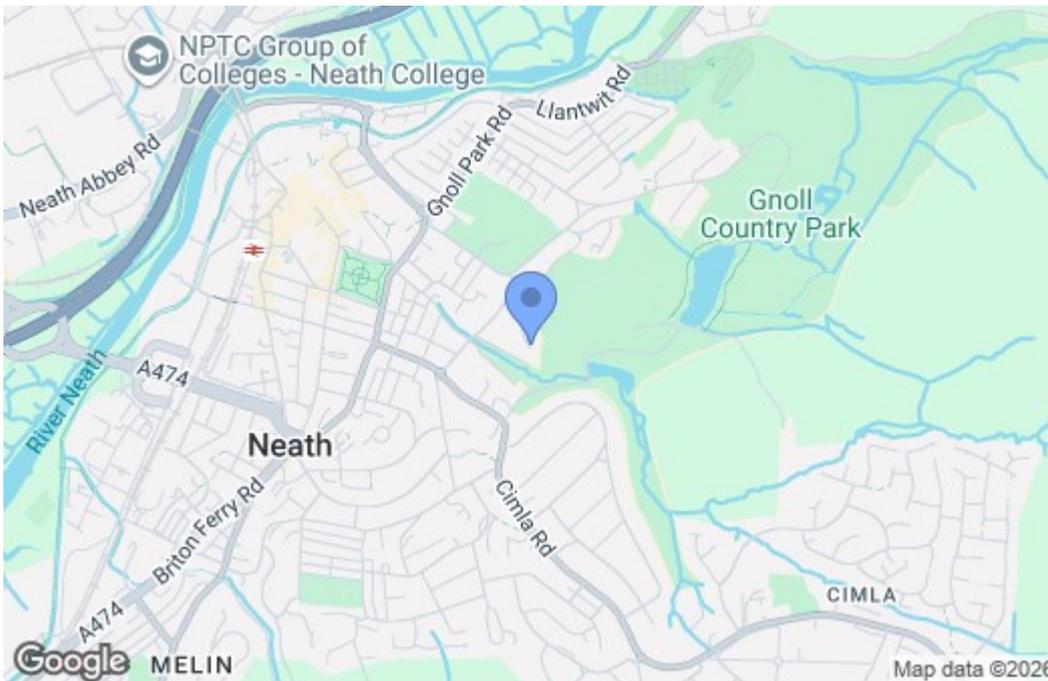
### Ground Floor

Approx. 57.1 sq. metres (614.1 sq. feet)

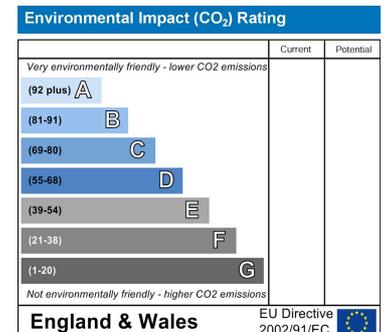
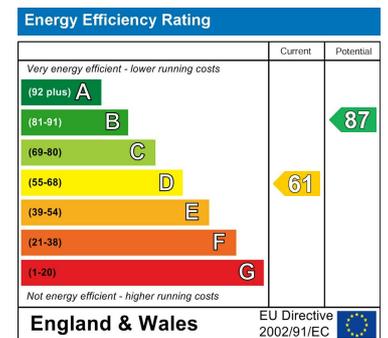


Total area: approx. 57.1 sq. metres (614.1 sq. feet)

## Area Map



## Energy Efficiency Graph



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