



## 52, Chestnut Road, Neath, Glamorgan, SA11 3PB

**Offers In Excess Of £325,000**

Located within a much sought after location, on the fringe of the Gnoll Country Park and a short distance from all amenities and facilities at Neath Town Centre, local primary/comprehensive schools, A465 and M4 motorway. This traditional detached family home benefits from double glazing, gas central heating and tastefully decorated accommodation over 2 floors to include entrance hallway, lounge, living/dining room, spacious fully fitted kitchen and shower room to the ground floor and 3 bedrooms and very attractive bathroom to the first floor. There is a beautiful rear garden with lawn and 2 patio areas, long driveway providing parking for several vehicles, detached garage with pit and garden to front. Viewing comes highly recommended to appreciate this lovely family home.



Front entrance door into:

#### Entrance Hallway



With stairs to first floor, window to side, African hardwood block flooring, stripped back oak stairs, coved ceiling, radiator.

#### Another view of entrance hallway



#### Lounge 12'11" x 12'8" (3.95m x 3.87)



With original tiled feature fireplace, coved ceiling, African hardwood flooring, window to front, radiator.

#### Another angle of Lounge



**Living/dining room 9'10" x 11'4" (3.02m x 3.47m)**



Open plan living/dining room with patio doors leading to the beautiful level rear garden, African hardwood flooring, part limestone tiles, coved ceiling, 2 radiators, opening through to the kitchen area.

**Kitchen 16'6" x 8'11" (5.04m x 2.72m)**



Newly fitted with range of base and wall units in white Shaker style, oak effect work surfaces, ceramic Belfast sink, Smeg Range cooker and extractor hood, space for washing machine and fridge/freezer, integrated dishwasher, part tiled walls, tiled floor, double glazed window to side.

**Further view of kitchen**



**Dining area 12'5" x 11'3" (3.81m x 3.44m)**





### Shower Room 6'4" x 4'9" (1.95m x 1.45m)



With 3 piece suite in white comprising shower cubicle, low level w.c., wash hand basin, window to side, tiled floor, radiator.

#### Another view of Shower room



### FIRST FLOOR



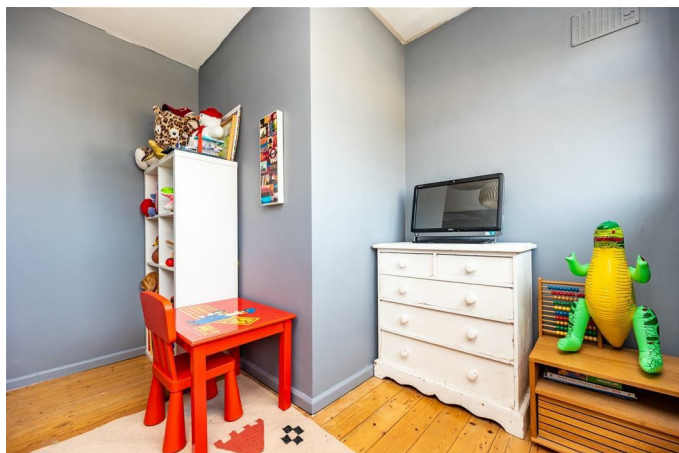
Landing area with window to side, floor to ceiling, built-in storage cupboards housing the Worcester combination gas central heating boiler, exposed polished floorboards.

### Bedroom one 12'11" x 10'6" (3.94m x 3.20m)



Double room with exposed polished floorboards, window to front, radiator.

**Another angle of Bedroom one**

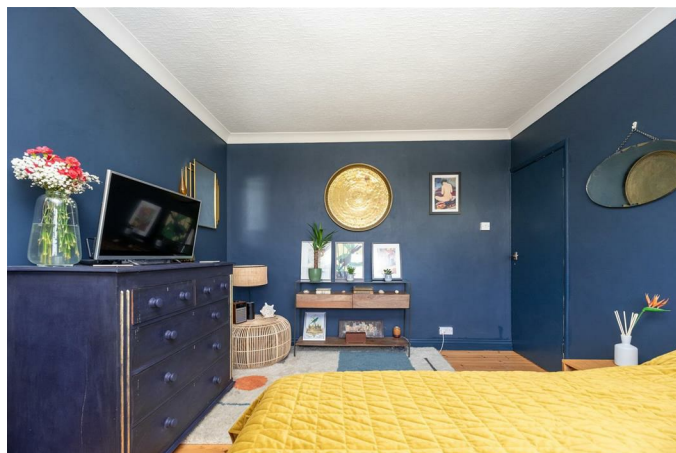


**Bedroom two 11'5" x 9'11" (3.49m x 3.03m)**



With exposed polished floorboards, fitted with a range of floor to ceiling wardrobes, window to rear, radiator.

**Bedroom three 9'11" x 9'8" (3.04m x 2.97m)**



Double room with exposed floorboards, window to front, radiator.

**Another view of Bedroom three**





### Bathroom/w.c. 6'10" x 7'2" (2.1m x 2.19m)



Recently installed 3 piece suite in white comprising panelled bath with Mira shower over, sink in vanity unit, w.c., exposed pine flooring, retro part tiled walls, heated towel rail.

### Outside



Front garden laid to lawn with flower borders. Long side driveway providing ample off-road parking leading to detached single garage with power, light and inspection pit. The rear garden is beautifully laid out to patio and lawn with raised flower beds.

### Further angle of rear garden



### Further view of rear garden



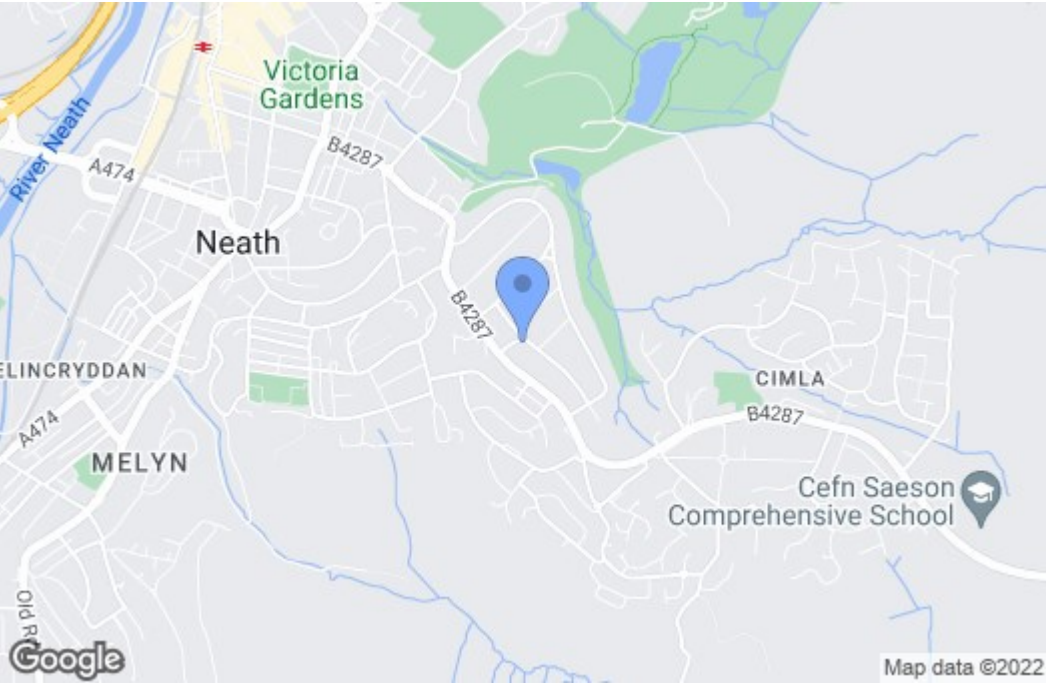
### View of rear garage/driveway



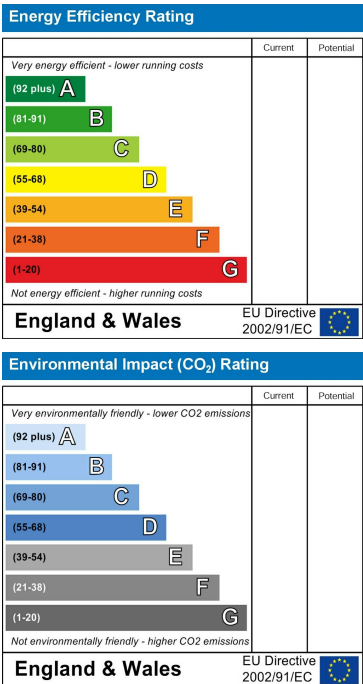
Floor Plan



Area Map



Energy Efficiency Graph



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