



## 23 Heol Y Graig, Cwmgwrach, Neath, SA11 5TW

**Offers In The Region Of £154,950**

This well presented terraced home on Heol Y Graig offers a comfortable and practical setting ideal for modern living. With well proportioned bedrooms, the property provides flexible space well suited to families, first time buyers or those looking for additional room to work or relax from home.

The welcoming reception room and kitchen/diner creates a warm focal point to the home and is enhanced by two attractive feature fireplaces that add character and charm. These inviting spaces are well suited to everyday living as well as entertaining.

A modern bathroom serves the property, designed to support both comfort and convenience in daily routines.

## Main dwelling



Enter through composite door into:

**Lounge 12'9 x 19'5 (3.89m x 5.92m)**



Spacious lounge with coved ceiling, 2 x windows to front, feature fireplace (not tested), ceiling fan, storage cupboard and radiator. Step down into kitchen

**Kitchen/diner 20'3 x 10'7 (6.17m x 3.23m)**

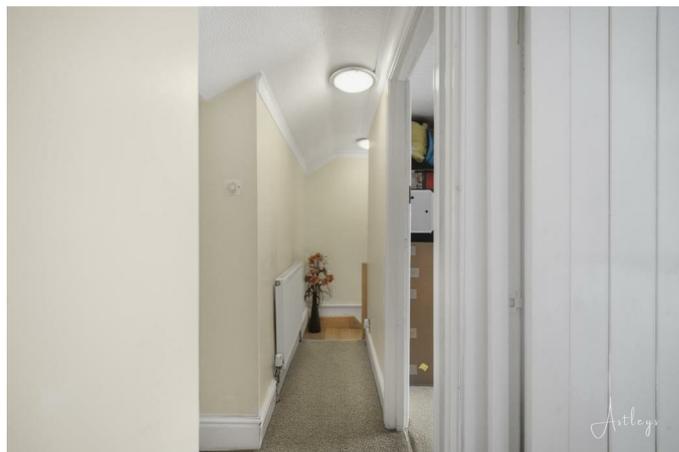


Range of cream base and wall units with oak counters, stainless steel sink and drainer with mixer tap, upvc

door to back, wine cooler, integrated fridge/freezer, induction hob with electric oven and integrated microwave. tiled walls and extractor fan, laminate and cushioned flooring, coving and feature fireplace, window x 2 to the back



**Landing 14'1 x 2'4 (4.29m x 0.71m)**



**Radiator**

**Bedroom 1 13' x 13'3 (3.96m x 4.04m)**



**Window to the front, coving and radiator**



**Bedroom 2 10'8 x 9'9 (3.25m x 2.97m)**



Window to back, radiator and coving, storage cupboard housing the boiler

**Bedroom 3 6'7 x 10'3 (2.01m x 3.12m)**



Window to the front, coving

**Bathroom 8'2 x 11'3 (2.49m x 3.43m)**



Step down with window to the back, cushioned floor, white suite with low level w/c, pedestal sink and bath with separate shower, radiator and storage cupboard and coving

**Garden**



Tiered garden with bar and shed



### Agents notes

Neath Port Talbot Council Tax Band: A

Annual Price:

£1,627

### Agents notes

Conservation Area : No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

0 ft 2 / 0 m 2

Plot size:

0.06 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

14 Mbps

Superfast

51 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin



### Drone

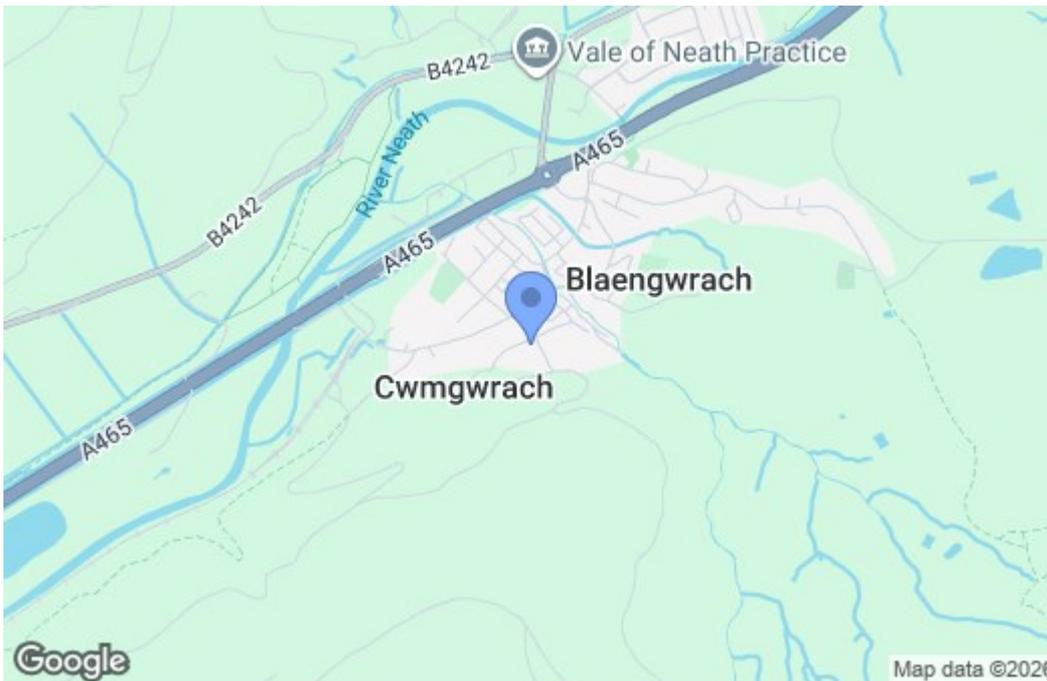


## Floor Plan

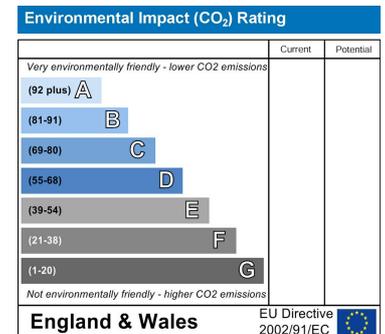
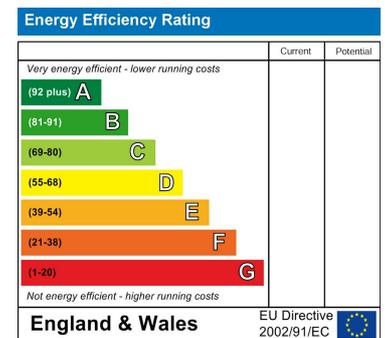


Total area: approx. 51.7 sq. metres (556.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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