



13 New Road, Neath, SA10 8LL

Offers In The Region Of £229,950

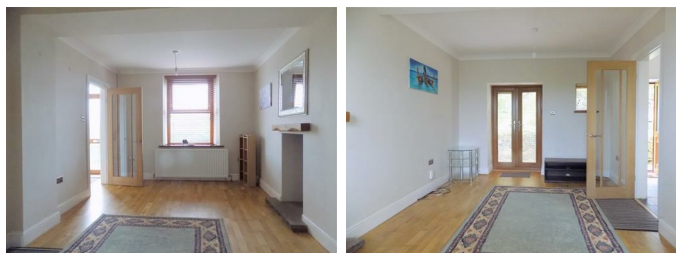
Situated within the popular village of Cilfrew, close to local primary and comprehensive schools, affording easy access for the M4 motorway and a short drive from all facilities and amenities at Neath Town Centre, a detached double fronted cottage style property in an elevated position with uninterrupted views across the valley. The property which has been renovated and improved to a high standard by the present owners with accommodation over 2 floors comprising lounge and kitchen/dining room to the ground floor and three bedrooms and family bathroom to the first floor. The house was constructed in the 1880's and benefits from a plot of land to side with planning permission for a detached 3 bedroom dwelling and off-road parking for one vehicle, leading to single detached garage.

Entrance Hall 5'7" x 2'9" (1.69 x 0.84)



With wood flooring and stairs leading to first floor.

Lounge 17'3" x 10'1" (5.25 x 3.07)



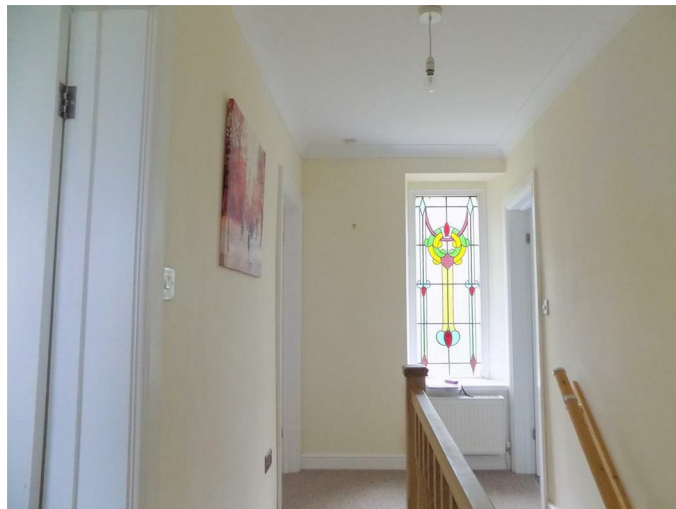
With window to front, wood flooring, space for log burner with Oak lintel and stone hearth, coved ceiling, radiator, window and french doors to rear.

Kitchen/ Dining Room 17'3" x 12'4" (5.25 x 3.76)



With dual aspect windows, range of hi gloss base and wall units in cream with wood effect work surfaces and breakfast bar, space for washing machine, cooker and fridge/freezer, overhead led lighting, wood and Indian slate flooring, integrated dishwasher and wine cooler, feature vertical radiator, sink and drainer, coved with spotlights to ceiling, door leading to rear garden.

Landing 10'11" x 5'0" (3.32 x 1.53)



With original stained glass window to rear, radiator, access to loft space.

Bedroom 1 9'1" x 13'8" (2.78 x 4.16)



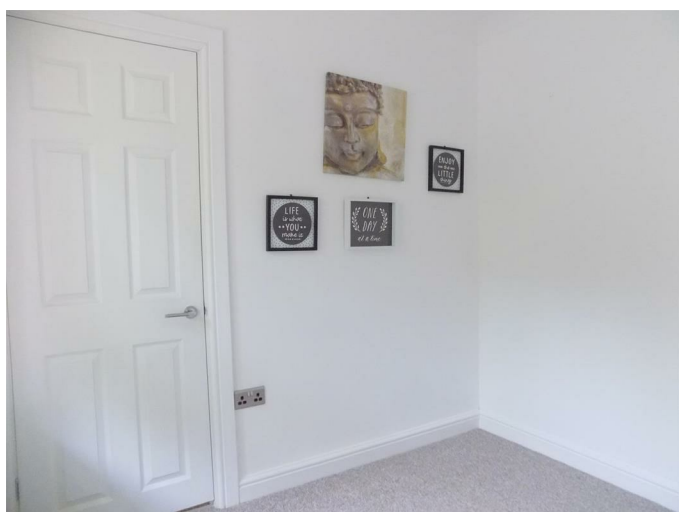
Double bedroom with two windows to front, fitted wardrobes, coved ceiling, radiator.

Bedroom 2 8'11" x 7'11" (2.73 x 2.42)



Double bedroom with window to front, radiator and coved ceiling.

Bedroom 3 8'1" x 8'0" (2.46 x 2.43)



With window to rear, coved ceiling and radiator.

Family bathroom. 7'9" x 9'9" (2.35 x 2.97)



Family bathroom with jacuzzi bath, corner shower cubicle, pedestal wash hand basin and low level w.c., cushion flooring, part tiled walls, wall mounted towel rail, coved with spotlights to ceiling, radiator, window to rear.

Rear Garden

Good size established rear garden with mature shrubs, plants including a magnolia tree.

Plot Of Land



There is also a building plot adjacent to this property which has the benefit of Outline Planning Permission for a detached 3 bedroom dwelling. Further information available upon request with our vendor.

AGENTS NOTE

There are solar panels at the property which are currently leased by our vendors. There is a CCTV security system installed and also LED security lighting to the side of the property.

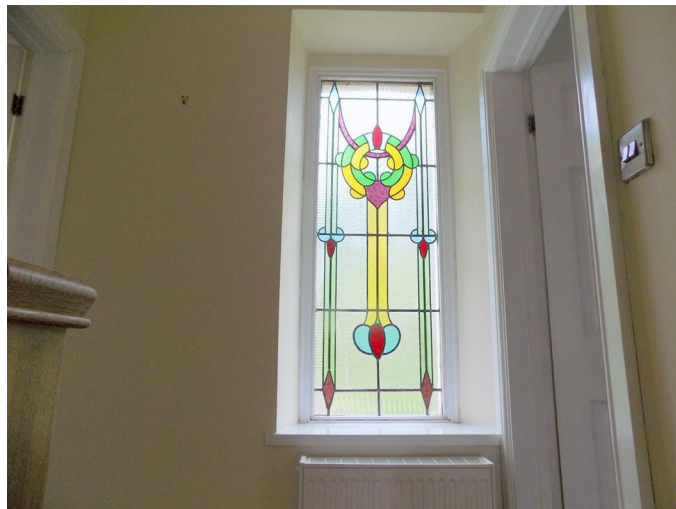
AGENTS NOTE.

Please be advised that some of the plot photos are from when the land was clear of growth.

Space for Log Burner



Feature Stained Glass Window



Views to front of property



Street View



Views from top of road



Old Aerial View



Agents Note

The property is fitted with solar panels which are on a lease for 20 years from 20th April 2015.

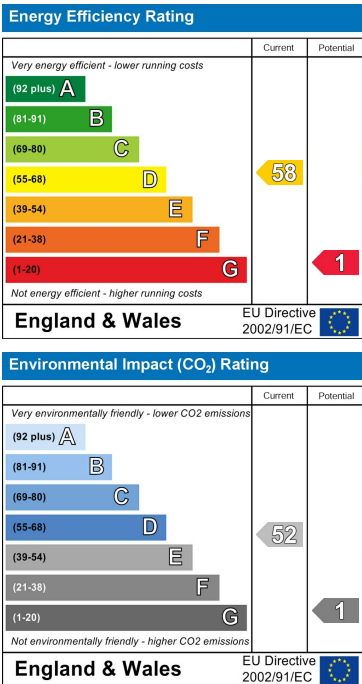
Floor Plan



Area Map



Energy Efficiency Graph



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