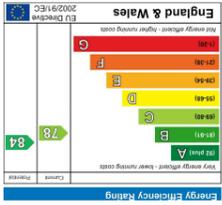
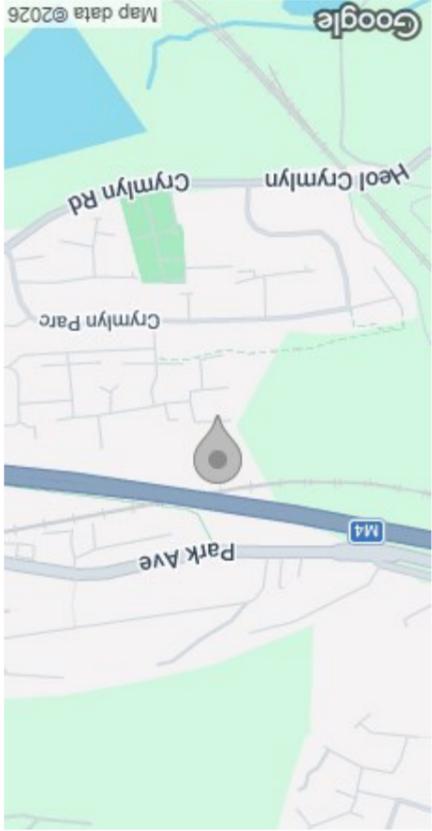


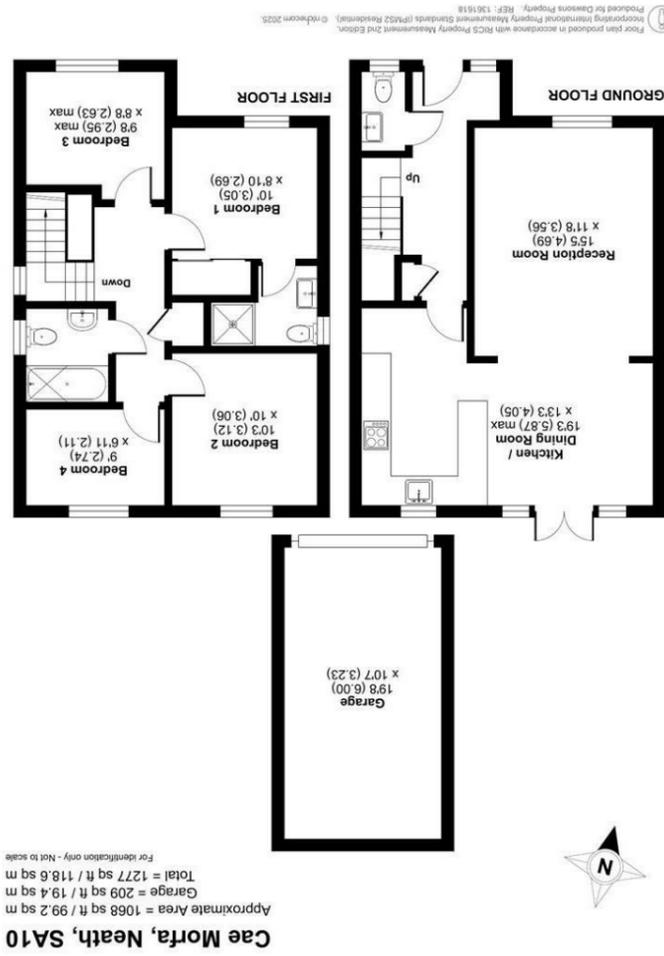
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



**176 Cae Morfa**  
 Neath, SA10 6EH  
**Offers Over £300,000**



## GENERAL INFORMATION

Located in the charming area of Cae Morfa, Neath, this well-presented detached house offers a delightful blend of comfort and modern living. With four spacious bedrooms, this property is perfect for families or those seeking extra space. The heart of the home features a fitted kitchen that seamlessly opens into a dining room on onto the reception room, creating an inviting atmosphere for both everyday meals and entertaining guests.

The property boasts a well-appointed bathroom along with an ensuite, ensuring convenience and privacy for all residents. The enclosed rear garden provides a safe and tranquil outdoor space, ideal for children to play or for hosting summer gatherings. Additionally, the driveway and garage offer ample parking and storage solutions, making this home both practical and appealing.

This residence is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood while enjoying the benefits of a detached home. With its thoughtful layout and modern amenities, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

**\*\* THE VENDORS ARE IN THE PROCESS OF BUYING THE FREEHOLD - PROPERTY WILL BE FREEHOLD ON COMPLETION \*\***

## FULL DESCRIPTION

Entrance

Hallway

Cloakroom

**Reception Room**  
15'5 x 11'8 (4.70m x 3.56m)

**Kitchen/Dining Room**  
19'3 max x 13'3 (5.87m max x 4.04m)

First Floor

Landing

Bathroom



**Bedroom One**  
10'0 x 8'10 (3.05m x 2.69m)

**Ensuite**

**Bedroom Two**  
10'3 x 10'0 (3.12m x 3.05m)

**Bedroom Three**  
9'8 max x 8'8 max (2.95m max x 2.64m max)

**Bedroom Four**  
9'0 x 6'11 (2.74m x 2.11m)

**External**

**Parking**  
Driveway with electric charging point leading to garage (19'8 x 10'7).

**Council Tax Band**  
D

**EPC**  
C

**Tenure**  
Leasehold: 125 year lease 01/05/2010 - 01/05/2135, 109 years remaining. **\*\* THE VENDORS ARE IN THE PROCESS OF BUYING THE FREEHOLD - PROPERTY WILL BE FREEHOLD ON COMPLETION \*\***

Ground Rent: £150 p.a.

**Services**  
Mains electricity, gas, water (metered) and sewerage.  
Broadband - The current supplier is BT.  
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, 3.  
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

