Main Road
Cilfrew
Neath
Neath Port Talbot.

Guide Price **£99,000**











- Semi-detached property
- 3 double bedrooms
- Off-road parking
- Large garden with huge potential
- Popular village location
- Requires renovation
- No chain

General Description

EPC Rating: G20

Offered for sale by auction is this substantial semi detached family home, brimming with potential and awaiting full renovation, situated in the sought-after village of Cilfrew, Neath. This spacious property presents an exciting project for those looking to restore a home to their own specifications in a well-connected, popular area. Sold Via Auction House Wales, Auction date 9 - 11 November.

Main Road, Cilfrew, Neath, Neath Port Talbot.

Property Description
A fantastic opportunity to acquire a three-bedroom semi-detached property in Cilfrew, offering generous accommodation, off-road parking and a substantial garden with excellent potential for improvement and development.

The property is in need of renovation throughout, but offers a great blank canvas for someone looking to create a fantastic family home or investment property.

The ground floor provides a large and spacious living room, along with a separate dining room/reception room, a kitchen and a downstairs family bathroom.

Upstairs are three well-proportioned double bedrooms, providing plenty of space for a growing family or potential tenants.

Externally, the property benefits from off-road parking and a large garden area. The garden would require excavation and landscaping, but its size offers considerable potential to create an impressive outdoor space.

With the right vision and renovation, this property could be transformed into a fantastic family home, with scope to add significant value.

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Entrance Hall
Enter via door to front, radiator, stairs to first floor, consumer unit, doors leading to;

Living Room (21' 11" x 11' 11") or (6.68m x 3.64m)
Single glazed windows to front and rear, radiators.

Dining Room (14' 6" x 9' 1") or (4.43m x 2.78m)
Single glazed window to side, coving to ceiling, vinyl flooring, fire place, under stairs storage cupboard, door leading to;

Kitchen (10' 11" x 9' 4") or (3.32m x 2.85m)
Base units with worktop over, stainless steel sink unit, plumbing for washing machine, space for electric oven and hob, single glazed window to rear, door leading to;

Inner Hallway
Door leading to garden, door leading to;

Bathroom (10' 10" x 6' 10") or (3.30m x 2.08m)
3 piece bathroom suite which comprises of panelled bath tub, low level WC and hand sink unit. Frosted privacy glass window to rear.

Bedroom 1 (9' 9" x 15' 8") or (2.96m x 4.77m)
Single glazed windows to the front, radiator.

Bedroom 2 (11' 10" x 9' 11") or (3.61m x 3.02m)
Single glazed window to the rear, radiator.

Bedroom 3 (11' 11" x 9' 3") or (3.62m x 2.82m)
Single glazed window to side, cupboard housing conventional heating system water tank.

External
Off road parking to the front of the property. Side access to the rear garden.
Enclosed private rear garden, benefiting from, paved footpath and grass area. Concrete outbuilding, Steps leading to additional garden area.

Additional Information
Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services
Mains electricity, mains water, mains gas, mains drainage

Tenure
Freehold

Council Tax
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Important notice

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Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.