



Cleighton Terrace, £170,000

- Off Road Parking
- New Boiler Fitted in 2024
- Unique Additional Garden Space!
- Multiple Outhouses & Double Garage
- EPC Rating: D
- Council Tax Band : B



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About the property

Offered for sale with no onward chain, this deceptively spacious two-bedroom mid-terrace home is situated on the popular Cleighton Terrace, Cadoxton. Boasting great links to Catwg Primary and Llangatwg Community Comprehensive! As well as public transport routes via frequently running buses or a main line train station within Neath Town Centre alongside high street stores, bars and restaurants. Convenient for access to the M4 corridor via the A465.

Accessed via a private lane, the property enjoys a low-maintenance frontage leading into an open-plan lounge, kitchen and dining area, creating a sociable and versatile living space ideal for modern family life. Stairs rise from the ground floor to the first-floor accommodation. To the first floor are two well-proportioned double bedrooms and a modern family bathroom. A door from the kitchen provides access to an enclosed rear yard area.

A notable feature of the property is the abundance of external space on offer. Directly across the private lane is an additional low-maintenance garden with an outhouse, providing excellent storage and outdoor enjoyment. Furthermore, the current owners have acquired an additional parcel of land to the side of the property, creating a substantial garden area complete with a storage shed and further low-maintenance outdoor space.

To the rear of this additional garden is a double garage, benefiting from off-road parking and convenient vehicle access via Beaconsfield Street.

Accommodation

Living, Diner & Kitchen

Bedroom One

Bedroom Two

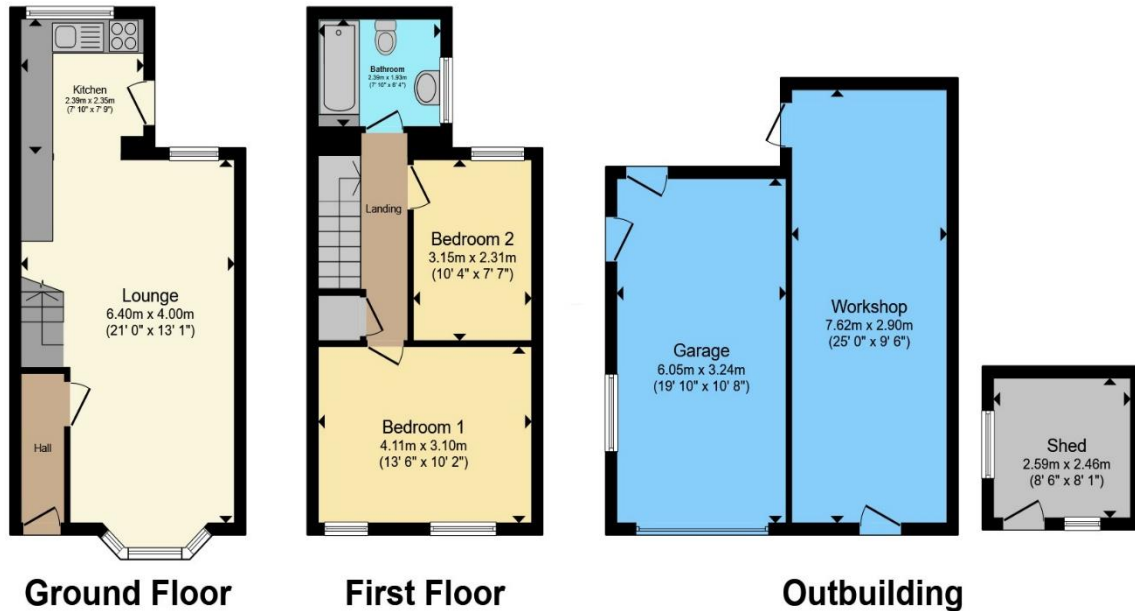
Family Bathroom



Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 112.2 m² (1,208 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.