



10 Pine Grove, Neath, SA11 3RB

£135,000

NO ONGOING CHAIN

This good sized terraced house offers a perfect blend of comfort and convenience. With three generously sized bedrooms, this property is ideal for families or those seeking extra space. The well-proportioned reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a practical bathroom, ensuring that daily routines are both comfortable and efficient. One of the standout features of this property is the side access to the rear garden, which presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air.

Additionally, the double driveway offers ample parking space, a valuable asset in today's busy world. The location in Cimla is particularly advantageous, providing easy access to local amenities and transport links, making it a convenient choice for both work and leisure.

This terraced house is not just a home; it is a lifestyle choice, offering space, accessibility, and a sense of community. If you are looking for a property that combines practicality with a welcoming environment, this could be the perfect fit for you.

Call the Pennaf Premier sales team on 01639 760033 to book a viewing.

GROUND FLOOR

Entrance Hallway

Entrance through Upvc double glazed into hallway. Panel boards to walls, central light, radiator, stairs to first floor.

Reception Room

14'3" x 13'5" (4.345 x 4.101)

Upvc double glazed window to front. Wallpaper to walls and ceiling, central light, radiator, vinyl tiles to floor, alcove with cupboard storage through wooden door to kitchen\diner.



Kitchen\Diner

17'6" x 8'4" (5.338 x 2.541)

Upvc double glazed window to rear. Range of kitchen units, laminate worksurface, space and plumbing for washing machine, space for fridge freezer, free standing electric oven with gas hob, stainless steel sink and mixer taps. Plaster painted walls and ceiling, 2 strip lights, radiator, vinyl tiles to floor. Dining area for table and chairs.



Inner Hallway

Upvc double glazed door to rear. Plaster painted walls and ceiling, central light, large storage cupboard, door to shower room.



Shower Room

6'10" x 5'11" (2.091 x 1.809)

Upvc double glazed window to rear. Fully tiled walls, plaster painted ceiling, central light, radiator, ceramic tiles to floor. Shower cubicle with glass panel doors, low level w.c, wash had basin, extractor fan.



FIRST FLOOR

Stairs and Landing

Stairs to first floor. Wallpaper to walls and ceiling, central light. Access to loft.

Bedroom One

14'3" x 9'11" (4.357 x 3.031)

Two Upvc double glazed windows to front with venetian blinds. Plaster painted walls and ceiling, central light, radiator, carpet.



Bedroom Two

11'10" x 8'11" (3.630 x 2.730)

Upvc double glazed window to rear. Wallpaper to walls and ceiling, central light, radiator.



Bedroom Three

10'1" x 9'1" (3.086 x 2.770)

Upvc double glazed window to rear. Wallpaper to walls and ceiling, central light, radiator. Large cupboard housing combination boiler.



Front Garden\Driveway

Driveway for two cars, access to rear garden through wooden gate via alley. Outside shed area.



Rear Garden

Enclosed rear garden with brick walls, pathway to rear with grassed areas.



Alleyway

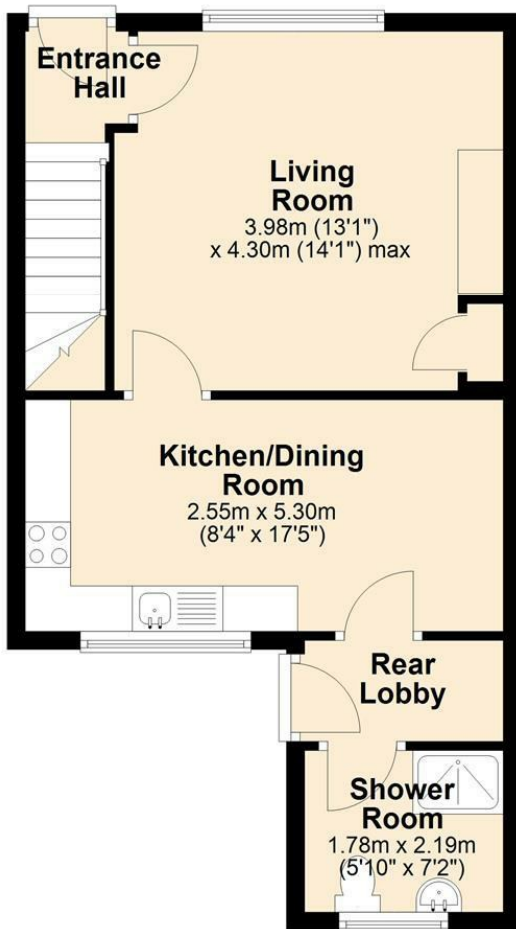
Access from front garden through alleyway to rear garden with integral storage area.

EXTERNAL



Ground Floor

Approx. 41.8 sq. metres (450.2 sq. feet)

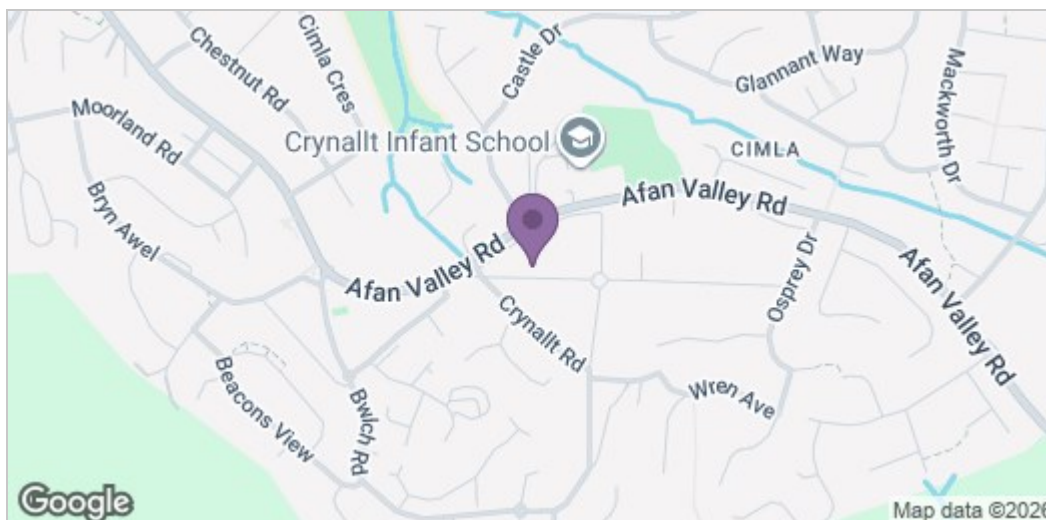


First Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



Total area: approx. 80.7 sq. metres (869.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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