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13 Cadoxton  
Terrace  
Cadoxton  
Neath  
SA10 8BR

# 13 Cadoxton Terrace

Offers In The Region Of £195,000

An immaculately presented three bedroom stone fronted mid terrace family home, extended to the rear to gain an impressive sized kitchen/breakfast room and situated within the sought after village of Cadoxton, Neath.

An ideal first time buyer purchase

An extended stone front mid terrace family home

Located within the sought after village of Cadoxton, Neath

Within walking distance to local village amenities and reputable schools

Offering convenient commuter access to the A465 link road

Two reception rooms plus kitchen/breakfast room to the ground floor

Three double sized bedrooms and large bathroom to the first floor

Retaining a wealth of character

Impressive fully enclosed rear garden

Driveway off road parking to the rear for two vehicles

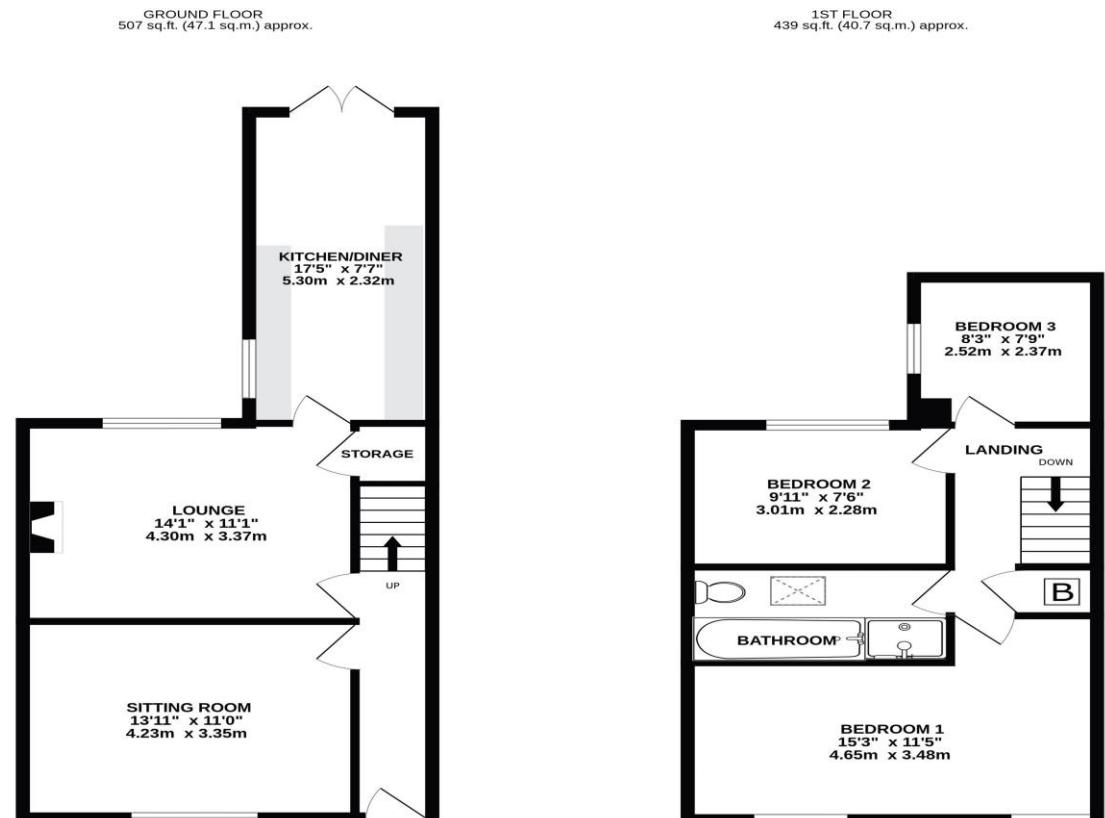




This charming stone fronted mid terrace property is located within the popular and sought after village of Cadoxton, situated on the periphery of Neath Town Centre and centrally positioned between the local reputable Primary school and Secondary school. The property has been lovingly maintained by current vendor and would make an ideal purchase for a first time buyer.

The property is entered via a UPVC and glazed panel door into the entrance hallway, laid to laminate wood flooring.

The inviting entrance hallway has two doorways leading to the ground floor reception rooms and a fixed staircase leading up to the first floor accommodation.



The front reception is a bright and spacious room featuring a continuation of the laminate wood flooring, recessed alcove display areas with spotlights and a UPVC double glazed sash window to the front.

The rear reception room is another light and airy space, with one recessed alcove, a continuation of the fitted laminate wood flooring, a UPVC double glazed window to the rear and a focal fireplace to one wall with a recently installed wood burning stove, set on a solid brick hearth with wood mantle over. A doorway to the rear of the room leads through into the impressive sized kitchen/breakfast area.

The kitchen has been fitted with a matching range of contemporary base and wall mounted units, with a wood effect laminated worksurface over. It offers an integrated eye level oven, a five burner gas stove with modern extractor hood over, a stainless steel sink unit positioned below a large side window and provides space for two appliances and fridge/freezer. The room has been fitted with wood effect flooring, with UPVC patio doors at the rear providing light, access and views of the garden.

To the first floor, the landing gives access to all three bedrooms and the family bathroom. Bedroom one is a generous sized double bedroom featuring fitted carpet flooring and two UPVC double glazed sash windows to the front. Bedroom two is a good sized double bedroom featuring exposed floor boards, ornate panelling to one wall and a UPVC double glazed window to the rear. Bedroom three is a comfortable sized double bedroom currently utilised as a dressing room. It offers fitted carpet flooring and a UPVC double glazed window to the side. All the bedrooms to the first floor share the use of the well proportioned family bathroom, fitted with a contemporary four piece suite comprising; double enclosed shower cubicle with mains fitted shower, panel bath, vanity wash hand basin with cupboard storage below and a low level WC with built in hidden cistern. It features tiled flooring, tiling to all wet areas, a display alcove unit to one wall, a wall mounted chrome heated towel rail and benefits from a vaulted ceiling light/window.

Externally the property benefits from a courtyard frontage, allowing distance from the roadside to the front door. The courtyard area is mainly laid to ornate slate chippings with a concrete pathway leading to the front door.

To the rear, the impressive sized garden is mainly level and laid to grass. There is a well proportioned paved patio area leading directly off the patio doors of the kitchen and a level concrete area around to the side of the property, ideal for storing equipment. A side pathway runs the entire length of the lawned garden leading to a tall wooden gate at the rear. Beyond the gate there is a hard standing area providing off road parking for two vehicles, accessed via a shared rear lane.



## Directions

SAT NAV USERS SA10 8BR

## Tenure

Freehold

## Services

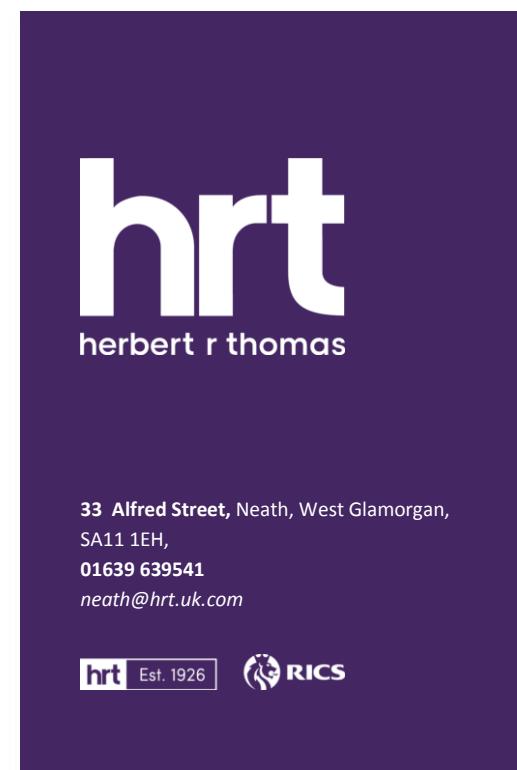
All Mains Services

Council Tax Band C

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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## Energy performance certificate (EPC)



The graph shows the property's current and potential energy rating. Properties have a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

Properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

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