



52 Chestnut Road, Neath, SA11 3PB Offers Over £325,000

THREE BEDROOM DETACHED & REFURBISHED HOME with BEAUTIFULLY STYLED LIVING ROOM, FURTHER OPEN PLAN LIVING/DINING ROOM and a STUNNING NEW KITCHEN with SMEG APPLIANCES. Also benefitting from TWO BATHROOMS, this property is gorgeous and will appeal to a wide range of buyers. SYMPATHETICALLY RENOVATED, with VINTAGE INSPIRED PALETTE and a PRACTICAL FAMILY FRIENDLY LAYOUT.

The CONTEMPORARY DECOR & FIXTURES harmonise with CLASSIC FEATURES such as the PARQUET FLOORING and VINTAGE FIREPLACE. The property is further ENHANCED by the ON-TREND COLOUR SCHEME & the discerning use of matching & contrasting SOFT FURNISHINGS & DECOR. The home benefits from GAS CENTRAL HEATING & is FULLY DOUBLE GLAZED.

The property is located in a desirable area of NEATH, with IMMACULATELY MAINTAINED GARDENS, LARGE DRIVEWAY & DETACHED GARAGE. Convenient for local amenities, Neath & Swansea city center and the M4 for commuters. Call to view this unique home now!

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Hallway

13'7" x 7'8" (4.16 x 2.34)



Welcoming entrance with warm woody hues, featuring parquet flooring, radiator, double glazed windows & front door, understairs cupboard and beautiful oak staircase.

Living Room

12'11" x 12'7" (3.95 x 3.84)



Stylish living room comprising original parquet flooring, radiator, tv point, double glazed windows to the front aspect and vintage tiled fireplace.

Open Plan Living/Dining Room

24'3" x 11'3" (7.40 x 3.44)



Another stunning vintage-inspired living space with fabulous decor, open hatch to the kitchen, parquet flooring, dual radiators and with full width patio doors allowing an abundance of natural light to flood the room.

Kitchen

16'5" x 8'10" (5.01 x 2.70)



New refurbished kitchen fitted with a generous range of wall & base units in an off-white palette with feint woodgrain & wood effect worktops. The high quality finish is complimented by the oversize Smeg oven & extractor and ceramic Blanco sink. Also with radiator, dual PVCu windows, on-trend mosaic tiles and access to the rear hallway (and garden) and bathroom one.

Rear Hallway

6'5" x 3'7" (1.96 x 1.10)



With mosaic floor tiles, radiator and PVCu external door to the rear garden.

Bathroom One

6'4" x 4'9" (1.94 x 1.45)



Ground floor shower room, featuring tiled flooring, radiator, PVCu windows, shower cubicle, sink & WC.

Landing

6'0" x 5'7" (1.83 x 1.71)



Landing space with stripped wood flooring and built in storage cupboards.

Bathroom Two

7'1" x 6'9" (2.18 x 2.07)



Deluxe contemporary bathroom comprising PVCu windows, radiator, shower over bath, sink & WC, with immaculately laid metro tiling.

Bedroom One

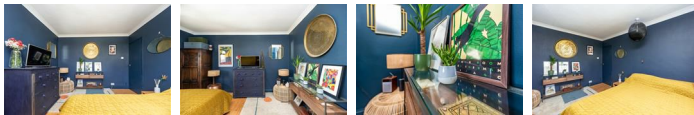
9'11" x 9'8" (3.03 x 2.96)



One of three bedrooms featuring wood flooring, radiator and PVCu windows to the front aspect.

Bedroom Two

12'11" x 10'7" (3.95 x 3.25)



Main bedroom with wood flooring, radiator, tv point and PVCu windows to the front aspect.

Bedroom Three

11'5" x 9'11" (3.48 x 3.03)



Second double bedroom with wood flooring, radiator, built in wardrobes and PVCu windows with views over the rear garden.

External



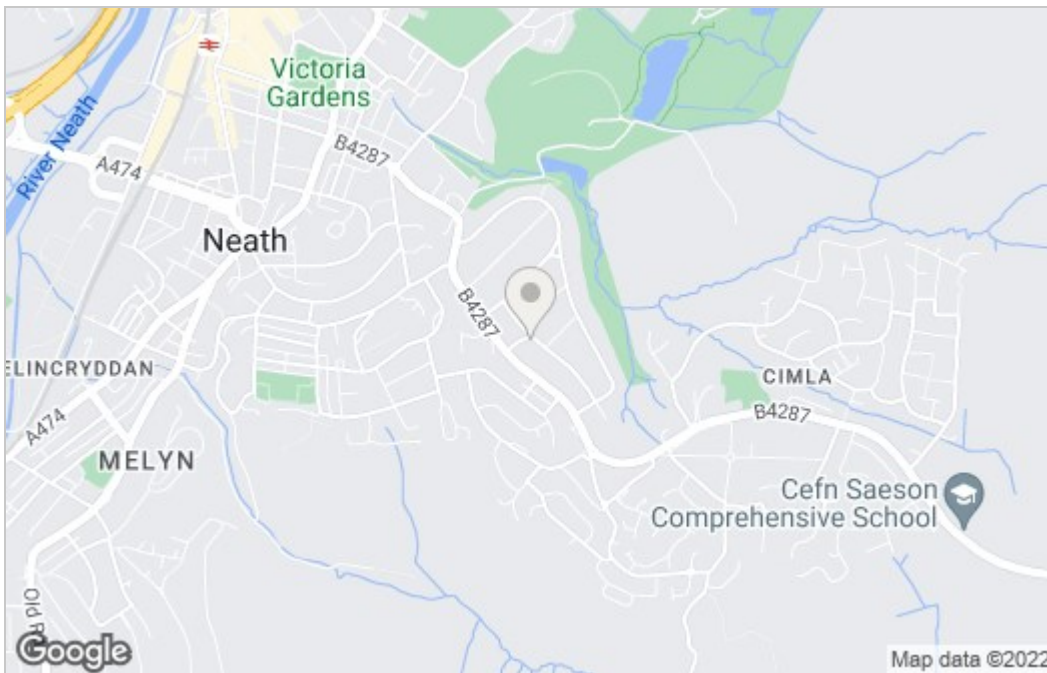
The property is set on a generous plot in a slightly

elevated position with neat front lawn and a long gated driveway with plenty of parking, which leads to the detached garage at the rear of the house. Gardens are immaculate with a level lawn and a colourful array of well maintained established trees, shrubs and borders. Patio doors from the open plan living area open out onto the terraced area making it perfect for entertaining or dining out.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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