



**Tonclwyda
Clyne
Neath
West Glamorgan
SA11 4BS**

Offers in Excess of £142,000

bettermove

Tonclwyda Neath

Bettermove are proud to present this 2 bedroom terraced house in Clyne available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby. The council tax band is B.

The interior of this well presented property comprises a spacious living room, study, dining room and the fitted kitchen and the family bathroom. The first floor hosts two double bedrooms and the family bathroom. The second floor has been converted with a Velux window to the rear and electric radiator. The exterior boasts a private rear garden boasting fantastic views, perfect for enjoying the summer months.

Located in the popular village of Clyne, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Neath Train Station, the A465 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

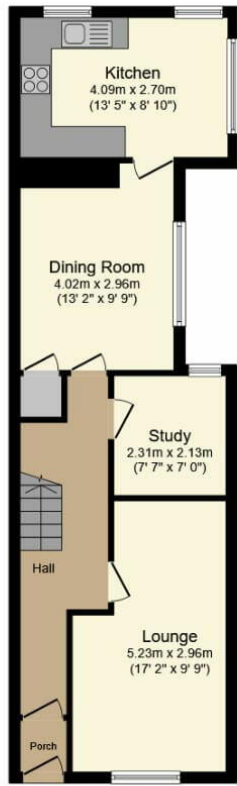
You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

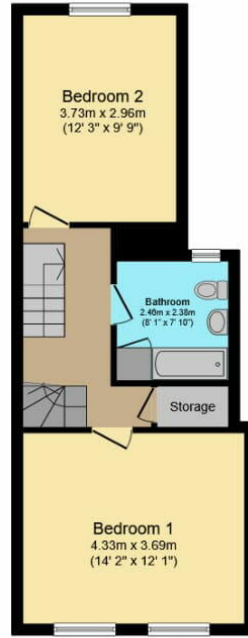
Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.

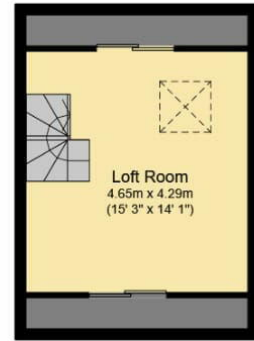




Ground Floor
 Floor area 53.5 m²
 (576 sq.ft.)



First Floor
 Floor area 42.9 m² (462 sq.ft.)



Second Floor
 Floor area 20.7 m² (223 sq.ft.)

TOTAL: 117.1 m² (1,260 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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