# HOUSE+CO PROPERTY



# 6 Neath Road





# **Description**

Welcome to this stunning 2 bedroom period home situated in Whitehall. The property is just a short stroll away from the picturesque St. George Park, providing an excellent opportunity for leisurely walks, picnics, or simply enjoying the outdoors. Church Road, within walking distance, offers a selection of cafes, pubs and transport

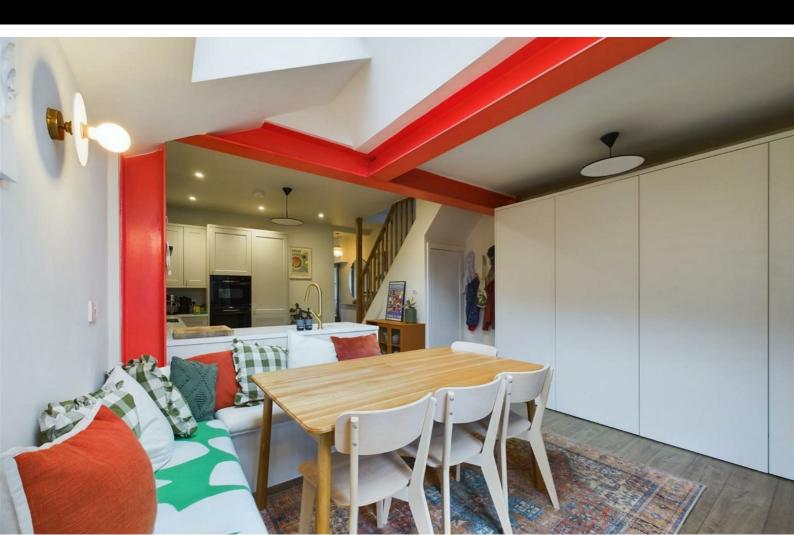
links into the city.

As you enter, you are greeted by a spacious open-plan kitchen diner boasting a modern kitchen, tucked away office space and a charming dining area with a sky light and french doors looking out onto the garden. The lounge offers a bay window, stripped floorboards and a lovely exposed brick fireplace featuring a wood burning stove. To the rear of the property you'll find a downstairs WC / utility area. Upstairs you'll find two well-proportioned bedrooms and a lovely modern bathroom with a sky light window adding extra light.

Further benefits include double glazing, gas central heating from a combination boiler and much more! Don't miss out on making this gem your own! Call now to book a viewing !!

viewing!!

- BAY LOUNGE WITH LOVELY
   STRIPPED FLOORBOARDS EXPOSED BRICK FIREPLACE
- NEAR ST. GEORGE PARK
- 2 DOUBLE BEDROOMS
- MODERN KITCHEN
- NEAR WHITEHALL PRIMARYDOWNSTAIRS WC / UTILITY **SCHOOL**
- SPACIOUS OPEN PLAN KITCHEN DINER
- LOG BURNER
- MODERN BATHROOM



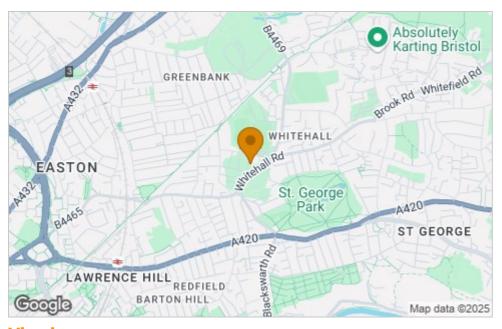




#### **Floor Plan**



#### **Area Map**



## **Viewing**

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

## **Energy Efficiency Graph**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs  (92 plus) A  (81-91)		87
(69-80) C (55-68) D	65	
(39-54)		
(21-38) F  (1-20) G  Not energy efficient - higher running costs		
England & Wales	L EU Directiv 2002/91/E	
Environmental Impact (CO <sub>2</sub> ) Ra	ling	
	Current	Potential
Very environmentally friendly - lower CO2 emission (92 plus) (81-91)	ns .	
(69-80)		
(55-68) D		
(21-38)		
(1-20) G  Not environmentally friendly - higher CO2 emission	s	
	EU Directiv 2002/91/E	

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