



3 Westernmoor Road, Neath, Neath Port Talbot, SA11 1BJ

Offers In The Region Of £325,000

An opportunity to purchase a property that rarely comes to market remaining many period features. Semi detached family home on a level location within walking distance of Neath Town Centre and the popular Gnoll Country Park, local primary/secondary schools and easy access to A465 and M4 motorway.

The property comprises; imposing entrance hallway, lounge, kitchen with family living, utility and shower room/w.c. to the ground floor, with four double bedrooms and family bathroom to first floor. Outside is an enclosed level garden with side access and single garage to the rear offering ample off parking to the front. Viewing comes highly recommended to appreciate this lovely family home.

No onward Chain.

Main Dwelling



Imposing Entrance Hallway. 13'9" x 18'8" (4.20 x 5.69)



Imposing entrance hallway could be utilised as dining room with original wood panelling to walls, oak wood flooring, original stained glass window to rear, clearview log burner with slate hearth, plate rack, ornate coving, under stairs storage cupboard.

Lounge 10'10" x 18'0" (3.31 x 5.49)



Bay window and original stained glass window to front, original picture rail and ornate coving, ash wood fire surround with slate hearth, alcove shelving, radiator.

Open Plan Kitchen/family/Dining area 30'8" x 10'7" (9.34 x 3.23)



Spacious open plan kitchen with family living/dining area with bay window to side, range of shaker style base and wall units in light sage with Iroko wood work surface, double Belfast sink, part tiled walls, porcelain wood effect tiled flooring, fridge/freezer, integrated

Neff microwave and Bosch dishwasher, Smeg range cooker, pull out larder storage cupboard, window to side, french doors leading to enclosed rear garden.

Utility Room 5'8" x 6'5" (1.73 x 1.96)



Wall mounted combi boiler, base unit with Oak work surface, porcelain wood effect tiled flooring, skylight, storage cupboard, door leading to rear garden.

Shower room/WC. 3'11" x 6'10" (1.20 x 2.08)



Walk in shower, low level w.c., sink in vanity unit, wall mounted towel rail, porcelain wood effect tiled flooring, window to rear.

Landing 29'0" x 6'8" (8.84 x 2.02)



Original dado rail and coving, radiator.

Bedroom 1 14'2" x 17'11" (4.33 x 5.46)



Bay window and original stained glass window to front, original plaster coving and picture rail, wrought iron feature fireplace in wood surround, radiator.

Bedroom 2 13'6" x 10'11" (4.11 x 3.33)



Window to rear, wrought iron fireplace in original wood surround, picture rail, radiator.

Bedroom 3 12'0" x 9'7" (3.67 x 2.92)



Bay window to side, original picture rail, radiator.

Bedroom 4 8'9" x 10'11" (2.67 x 3.34)



Window to rear, coved ceiling, radiator, access to loft space.

Family bathroom. 6'11" x 7'2" (2.10 x 2.18)



Heritage traditional style high cistern w.c., bath with shower and screen, vanity wash hand basin, part tiled walls, spotlights to ceiling, cushion wood effect flooring, radiator, window to side.

Rear Garden



Enclosed rear garden with side access, brick paving area, storage shed, quarry tiles to side with log storage area and access to single garage.

Garage



Single garage with electric roller door, power and light.

Off road parking to the front



Level block paved driveway with ample off road parking for several vehicles.

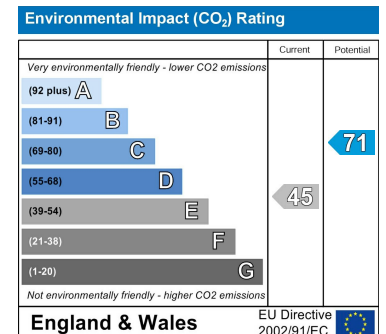
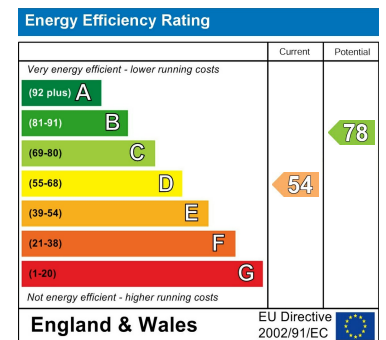
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.