

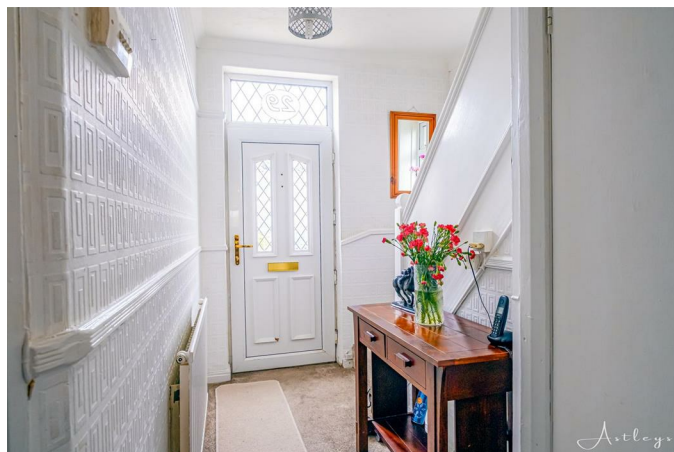


29 Beechwood Avenue, Neath, SA11 3TE

Offers In The Region Of £229,950

Situated in a sought after level location, on the fringe of the Gnoll Country Park, within walking distance of local schools, country walks and all amenities and facilities at Neath Town Centre, a semi-detached family home benefitting from full gas central heating, double glazing and accommodation over 3 floors to include Sitting/dining room, large living room and kitchen/breakfast room to the ground floor, 3 bedrooms and shower room/w.c. to the first floor and attic room suitable as playroom, office or simply for storage. Externally, there is off-road parking to the front driveway and garden area and enclosed good size garden to rear.

Front double glazed entrance door into:

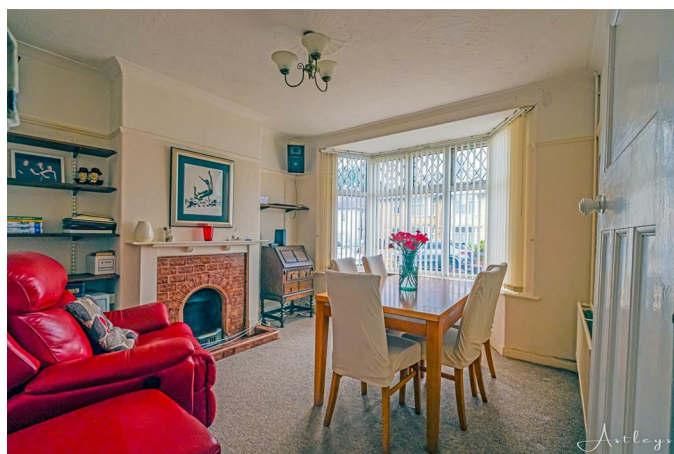


Hallway 11'6" x 6'11" (3.51m x 2.11m)



With double glazed window to side, dado and picture rails, understairs storage cupboard, coved ceiling, radiator, stairs to first floor.

Sitting/dining room 13'5" x 11'8" (4.09m x 3.58m)



With double glazed bay window to front, tiled tiled feature fireplace with cream surround and open fire (not tested), radiator, shelving to recesses.



Lounge 19'9" x 11'9" (6.02m x 3.60m)



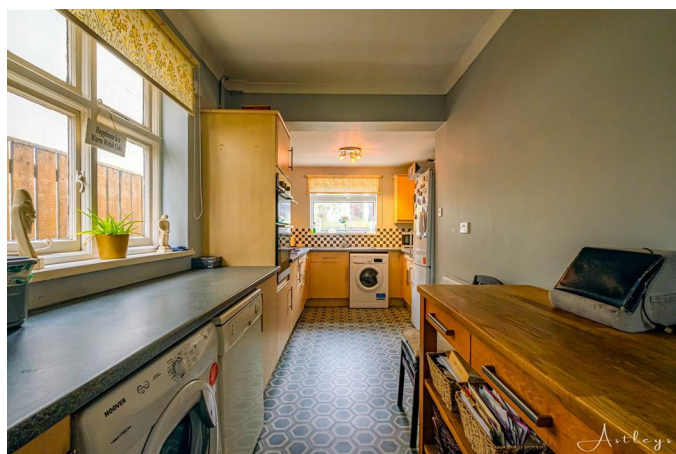
With cream feature fireplace and electric fire (not tested), two radiators, double glazed french doors to rear garden, coved ceiling.



Lounge



Kitchen/breakfast room 19'7" x 6'11" (5.99m x 2.12m)



Fitted with a range of base and wall units in maple colour with co-ordinating work surface, built in electric oven and grill, separate gas hob with extractor canopy over, space for fridge/freezer, washing machine, dishwasher and tumble dryer, part tiled walls, cushion floor, coved ceiling, double glazed windows to both side and rear and door to side,



Bedroom one 13'8" x 10'9" (4.19m x 3.30m)



With two sets of double fitted wardrobes in recess with dark oak doors and cupboards above, double glazed bay window to front, radiator, picture rail.



Landing area 9'0" x 2'11" (2.75m x 0.89m)

With coved ceiling, fire door to stairs to second floor.



Bedroom two 12'3" x 8'2" (3.74m x 2.50m)



With double fitted cupboard housing gas combination central heating boiler, radiator, coved ceiling, double glazed window to rear.

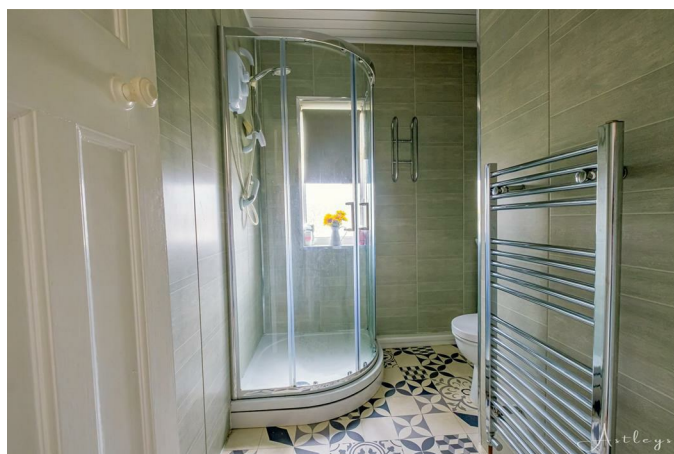
Bedroom three 9'6" x 8'9" (2.91m x 2.67m)



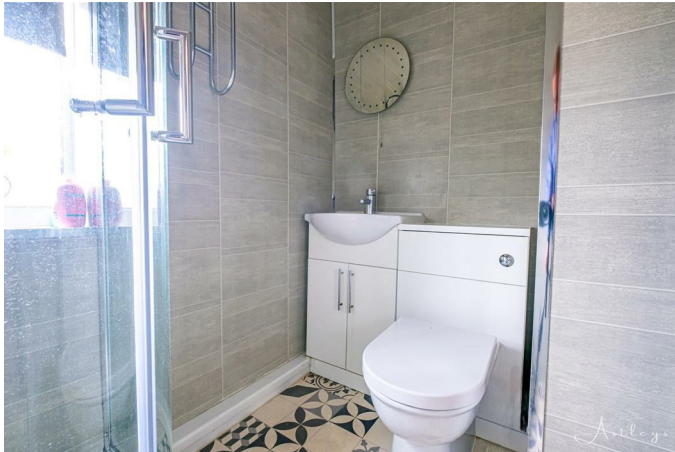
With fitted open storage solutions, radiator, coved ceiling, double glazed window to rear.



Shower room 12'3" x 8'2" (3.74m x 2.50m)



With 3 piece suite in white comprising quadrant shower cubicle, w.c. and sink in sealed vanity unit, respatex to walls, heated towel rail, pvc ceiling, cushion flooring.



Outside



Off-road parking to front and garden area. Side access gate to enclosed garden to rear which is mostly paved with flower borders and has a brick storage shed and outside water tap.

Rear garden



Front parking



AGENTS NOTE

Conservation Area

No

Flood Risk

Very low

Floor Area

1,184 ft 2 / 110 m 2

Plot Size

0.05 Acres

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

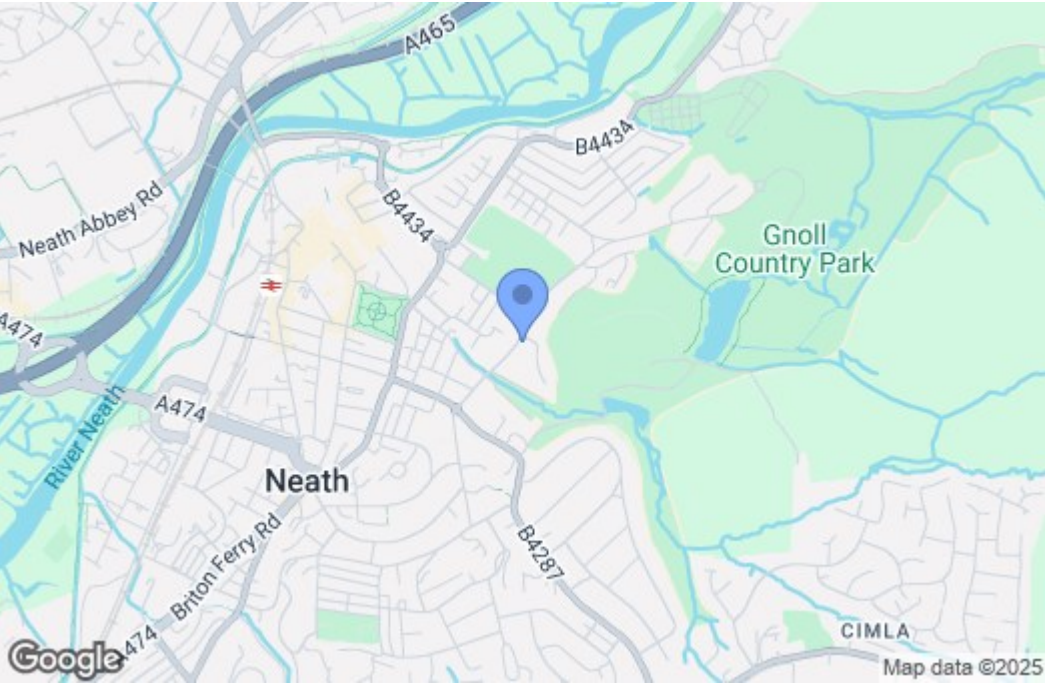
AGENTS NOTE

Council Tax Band D - £2281 pa

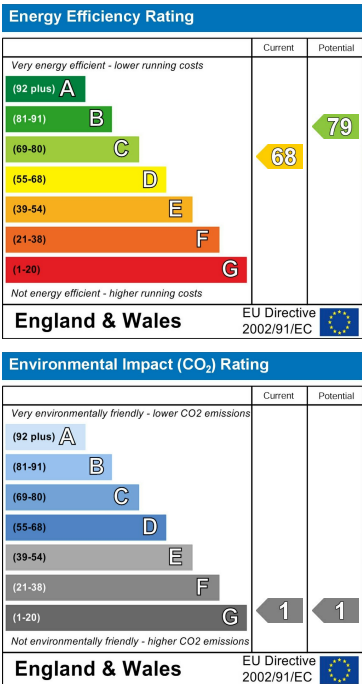
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.