



4 Ynys-Arwed, Neath, Glamorgan, SA11 4DF

£119,950

Situated in a semi-rural location and backing onto the picturesque Neath Canal, a mid-terraced cottage which is an ideal first time purchase or investment buy which may be suitable as a holiday home, benefitting from many original features and accommodation over 2 floors to include large living room, kitchen/breakfast room and utility/w.c. to the ground floor and 2 double bedrooms and bathroom/w.c. to the first floor. Externally, there is a very pretty tiered rear garden which is stocked with a variety of mature trees, shrubs and plants and summer house.

Double glazed front entrance door into:

Entrance hallway with stairs to first floor, radiator, slate tiled floor, door into:

Living Room 20'10" x 11'7" (6.36m x 3.55m)



Feature fireplace with oak beam housing log burner on slate tiled hearth, wood store, slate tiled floor, double glazed window to front, radiator, understairs storage cupboard.

Kitchen/Breakfast Room 15'2" x 13'3" (4.63m x 4.04m)



Fitted with range of base and wall units in high gloss black with solid oak work surfaces, inverted bowl style sink in solid marble surround, built-in electric oven, separate ceramic hob with extractor canopy over, built-in dishwasher, wall mounted glass display cupboards, tiled floor, space for American fridge/freezer, part tiled walls, built-in larder style cupboard, lean-to glass roof allowing lots of natural light, double glazed french doors to rear garden.

Utility room/cloakroom 8'5" x 6'0" (2.59m x 1.83m)

With fitted base and wall units, plumbed for washing machine, Worcester combination gas central heating boiler, w.c., part tiled walls, tiled floor, double glazed window to rear, tiled floor, tongue and groove to ceiling.

FIRST FLOOR

Landing area with fitted storage cupboard, radiator.

Bedroom one 15'5" x 9'0" (4.70m x 2.75m)



With built-in wardrobes with sliding doors, double glazed window to rear, radiator, beams to ceiling.

Bedroom two 15'3" x 11'5" (4.67m x 3.49m)



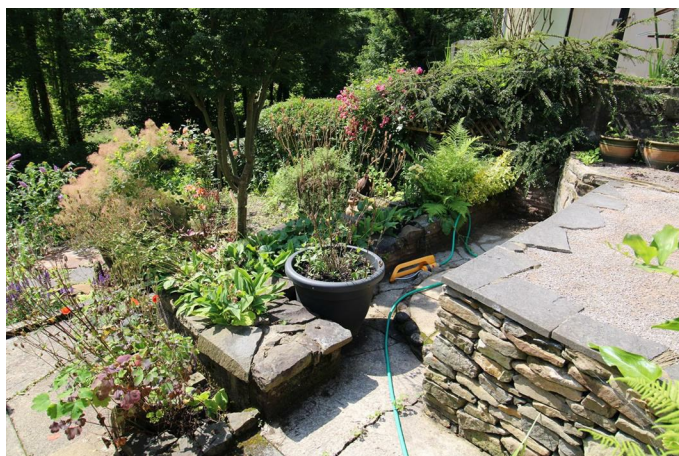
With built-in cupboard, 2 double glazed windows to front, radiator.

Bathroom/w.c. 6'6",262'5" x 9'0" (2,80m x 2.76m)



With 3 piece suite in white comprising 'P' shaped bath with Rainfall shower over and hand shower, w.c., sink in high gloss vanity unit, double glazed window to rear, part tiled walls, heated towel rail, cushion flooring, built in shelving.

Outside



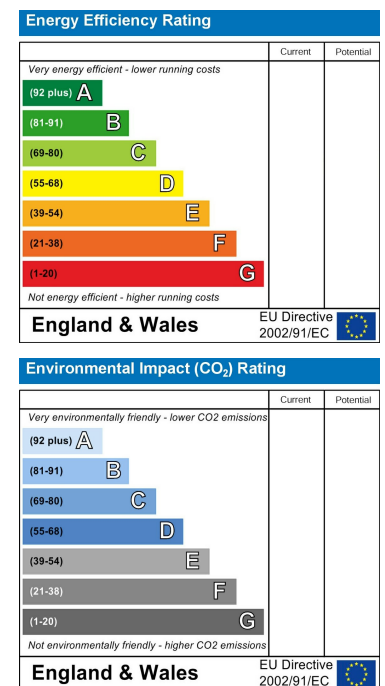
Pretty rear garden which has the canal running below and comprises decked area, steps down to tiered garden with has an abundance of mature shrubs, trees and plants. There is a summer house/storage shed.

Floor Plan

Area Map



Energy Efficiency Graph



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