



Wallace Road, Neath, SA11 1YH

Offers In Region Of £120,000

 3  1  1



- Offered With No Onward Chain
- Three Generous Bedrooms
- Modern Fitted Kitchen
- Updated Family Bathroom
- Garage For Secure Parking Or Storage Space
- Enclosed Low-Maintenance Garden
- Backs Directly Onto Mount Pleasant Park
- Close To Neath Town Centre And Shops
- Easy Access To Local Schools And Gnoll Park
- Perfect For Families, First-Time Buyers Or Investors



Offered with No Onward Chain. This three-bedroom mid-terrace benefits from open green space at the rear instead of other properties with Mount Pleasant Park directly behind.

Inside, the layout is practical and welcoming, with a lounge at the front, a modern fitted kitchen, bathroom, and three sizable bedrooms upstairs. To the back, an enclosed garden gives you room to enjoy

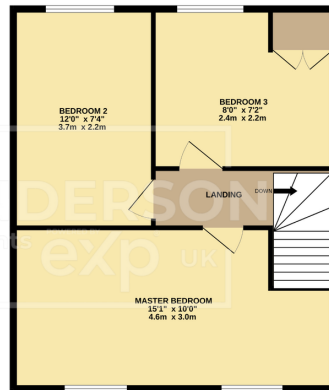
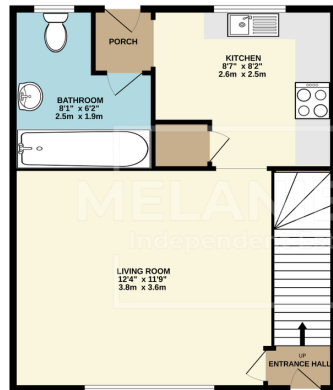
the outdoors, with access leading directly to a garage for secure parking or storage. The location is a big plus too – close to Neath town centre, local schools, shops, and Groll Park, making it ideal for everyday life.

Perfect for first-time buyers, families that appreciate the ease of schools nearby and the bonus of green surroundings, or investors looking for reliable rental demand – this home offers

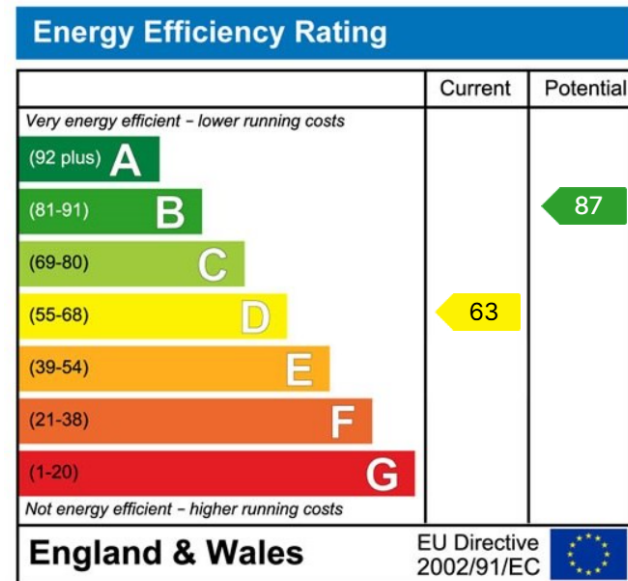


GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 678sq ft (63.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mergers (2020)



07378 741 076

Swansea, Mumbles & Gower

nathaniel.watts@exp.uk.com

Melanie Anderson Independent Estate Agents is an approved agent at eXp World UK Limited, trading as eXp UK, registered at C/O Corporation Service Company (UK) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU.

Company number 12016573. VAT no 327 4120 29. If you have instructed another agent to sell your house and instructed eXp World Ltd to sell your property at the same time, then you could be liable to pay both agents.

It is recommended that you check the contract you have with your current agent.