



## Llewellyn Street, offers over £140,000

- No Chain!
- Recently Renovated
- Town Centre Location
- Bathroom & Downstairs Cloakroom
- Two Reception Rooms
- EPC Rating: D



 3  1  2



## About the property

**\*RECENTLY RENOVATED\*** Available for sale with no chain is this beautifully decorated double fronted family home close to Neath town centre and close to all local amenities such as schools, shops and public transport. Ideal for First Time Buyers, Families and Investors alike.

The property offers two reception rooms, an open plan kitchen/dining room and cloakroom to the ground floor. To the first floor there are three bedrooms along with a four piece family bathroom. The rear of the property is a low maintenance courtyard garden with side access. Sold with no on going chain.



## Accommodation

### Entrance Hall

Entrance into hallway which is carpeted, stairs to first floor and access to to both sitting rooms

### Living Room

12' 7" Max x 9' 8" ( 3.84m Max x 2.95m )  
Carpeted, window to front

### Sitting Room

11' 1" Max into alcove x 9' 9" Max ( 3.38m Max into alcove x 2.97m Max )  
carpeted, window to front

### Open Plan Kitchen/diner

#### Kitchen Area

7' 2" x 9' 3" ( 2.18m x 2.82m )  
Laminate flooring, range of base and wall units with worktops, integrated oven, electric hob and extractor fan. Sink and draining board, window and door to rear, open plan into the dining/utility area

#### Dining/utility Room

9' 9" Max x 11' 5" Max ( 2.97m Max x 3.48m Max )  
Laminate flooring, utility space with space for washing machine and dryer with worktop. Window to rear. Door to cloakroom

### Cloakroom

WC and hand wash basin

### Landing

Carpeted, attic hatch and window to front

### Bedroom One

12' 8" Max into alcove x 9' 9" ( 3.86m Max into alcove x 2.97m )  
Carpeted, window to front

### Bedroom Two

11' 2" Max x 9' 8" ( 3.40m Max x 2.95m )  
Carpeted, window to front

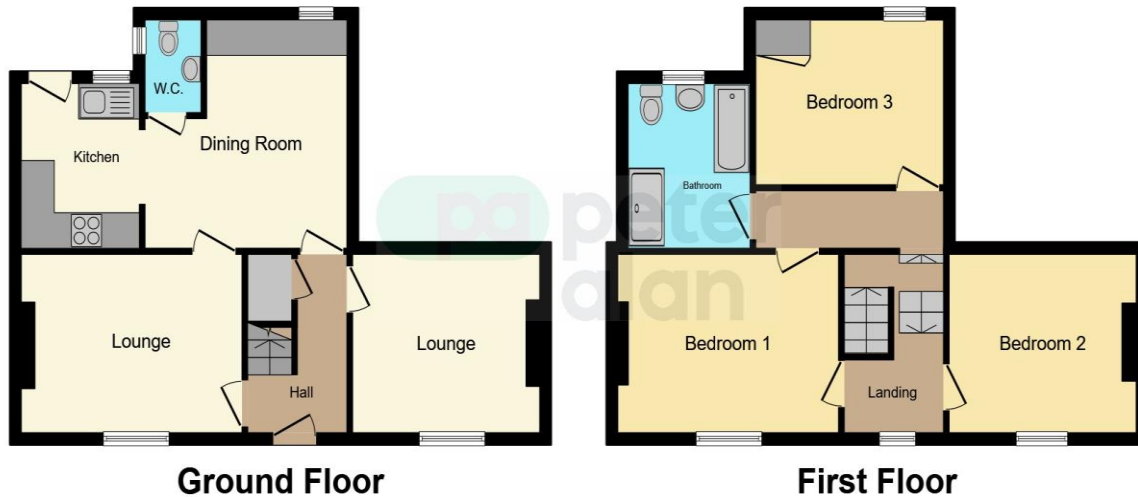
### Bedroom Three

10' 3" Max x 9' 7" Max ( 3.12m Max x 2.92m Max )  
Carpeted, window to rear

### External

To the rear there is a low maintenance courtyard garden

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

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