



## Westbourne Road, £170,000

- Three Double Bedrooms
- Conservatory
- Drive & Garage
- Rear Enclosed Garden
- Attractive Views
- EPC Rating: D



3 2 2





## About the property

A well presented, spacious family home for sale, benefiting from three double bedrooms, attractive views, and an enclosed rear garden with a garage and driveway. Situated within close proximity to local schools, shops and public transport links and just a short drive into Neath and Port Talbot Town Centre.

Internally the property comprises of an entrance hall with understair storage, a spacious lounge with a multi-fuel log burner, a kitchen, conservatory and wet room to the ground floor, The first floor features three double bedrooms and a bathroom. Loft access to the landing which has been fully boarded with two velux windows.

To the front the property there is an enclosed garden area with side access. The rear garden offers an enclosed space with artificial lawn, composite decking and access into the garage and driveway.

Internal viewings come highly recommended.





## Accommodation

### Entrance Hall

Entrance via a composite door to the side. Tiled flooring, stairs to the first floor with under stair storage. Doors leading through to the lounge and kitchen.

### Lounge

21' 8" max x 13' 6" max ( 6.60m max x 4.11m max)  
Laminate flooring, x2 upvc windows to the front and a multi-fuel log burner.

### Kitchen

11' 6" min x 7' 1" ( 3.51m min x 2.16m )  
Fitted with a matching range of wall and base units with worktop space over and 1 1/5 stainless steel sinks with a mixer tap. Integrated oven, hob and cooker hood with space for a dishwasher and fridge freezer. Built in pantry storage. Tiled flooring, upvc window to the rear and a upvc door into the conservatory.

### Conservatory

14' 6" x 7' 4" ( 4.42m x 2.24m )  
Tiled flooring, under stair storage, upvc windows to the rear and side and upvc double doors to the rear. Door leading into the wet room.

### Wet Room

Fitted with a three piece suite comprising of a walk in shower with an electric shower and glass screen, w.c and wash hand basin with a mixer tap. Heated towel rail, tiled flooring and splashbacks and a upvc window with obscured glass to the rear.

### Landing

Fitted carpets to the stairs and landing, upvc window to the rear, access to the attic, built in storage housing a wall mounted gas combination boiler and doors leading to all three bedrooms and bathroom.

### Bedroom One

12' max x 11' 9" ( 3.66m max x 3.58m )  
Laminate flooring, upvc window to the front, fitted wardrobe rails and shelves.

### Bedroom Two

11' 9" x 9' 6" ( 3.58m x 2.90m )  
Laminate flooring and a upvc window to the front.

### Bedroom Three

8' 9" x 9' ( 2.67m x 2.74m )  
Laminate flooring and a upvc window to the rear.

### Bathroom

Fitted with a three piece suite comprising of a bath with an electric shower over and a glass screen, a w.c and a wash hand basin. Vinyl flooring with part tiled walls. Heated towel rail and a upvc window with obscured glass to the rear.

### Attic

Fully boarded attic space with x2 velux windows and a radiator.

### Front

Gate into an enclosed front garden area mainly laid with chipping stones. Side access via a gate.

## Floorplan



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