



## Danygraig Road, offers over £146,000

- Three Bedrooms
- Semi-Detached
- Attractive Views
- Council Tax C
- Front & Rear Garden With Side & Rear Access
- EPC Rating: D



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## About the property

Conveniently located to Neath Town Centre, local schools and shops - This property benefits from attractive views, two reception rooms, an open plan kitchen diner, a utility room with a w.c and rear lane access with the potential for off road parking subject to the relevant planning permissions.

Internally the property comprises of an entrance hall, a lounge with bay windows, an open plan kitchen diner again with bay windows, a second reception room with upvc double doors onto the rear garden and a utility room benefiting from a w.c to the ground floor. The first floor features three generous size bedrooms and a bathroom.

The front of the property offers a three tiered garden accessed via a gate and steps, further benefiting from side access.

To the rear of the property there is a spacious lawn and patio area with rear lane access via a gate.

Internal viewings come highly recommended.





## Accommodation

### Entrance Hall

Entrance via a upvc door to the side. Fitted carpets, stairs to the first floor with understair storage cupboard and doors to the lounge and kitchen diner.

**Lounge** 13' 4" max to bay x 9' 9" ( 4.06m max to bay x 2.97m )

Fitted carpets and a feature fireplace with a wooden mantle piece. Upvc bay windows to the rear.

**Kitchen Diner** 20' 4" max to bay window x 10' 3" max ( 6.20m max to bay window x 3.12m max )

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 cooker, gas hob and cooker hood. Alcove with space for a fridge freezer. Tiled flooring and splashbacks in the kitchen area, and parquet wood flooring in the dining area. Upvc bay windows to the front and a door leading through to the second reception room.

**Reception Room Two** 12' 5" max x 12' 7" max ( 3.78m max x 3.84m max )

Parquet wood flooring, two upvc windows to the rear and upvc double doors to the rear. Door leading through to the utility room/w.c.

**Utility Room** 14' 3" x 5' 8" max ( 4.34m x 1.73m max )

Wall and base unit and worktop space with space for a washing machine and tumble dryer. Wall mounted gas combination boiler and a fitted w.c and wash hand basin.

### Landing

Fitted carpets, two upvc windows with obscured glass to the side and doors leading through to all three bedrooms and bathroom.

**Bedroom One** 13' 3" x 10' 5" max ( 4.04m x 3.17m max )

Upvc window to the front, fitted carpets and an arch alcove space with shelving.

**Bedroom Two** 9' 8" x 11' 2" ( 2.95m x 3.40m )

Laminate flooring and a upvc window to the front.

**Bedroom Three** 11' x 8' ( 3.35m x 2.44m )

Laminate flooring and a upvc window to the rear.

### Bathroom

Fitted with a three piece suite comprising of a bath, a w.c and a wash hand basin. Tiled splashbacks, vinyl flooring and a upvc window with obscured glass to the rear.

### Front

Three tiered garden laid to artificial lawn and patio. Accessed via a gate and steps with further side access.

### Rear

Steps to a generous size lawn and patio area with space for a shed. Rear lane access via a gate.

## Floorplan



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