



## Pendrill Street, Offers over £110,000

- Council Tax - Band B
- Two Double Bedrooms
- Open Plan Lounge Diner
- Modern Kitchen
- Ideal First Time Buy
- EPC Rating: D



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## About the property

An Ideal first time buy or buy to let opportunity. Situated within close proximity to Neath Town Centre with all its amenities, schools and public transport links. Benefiting from an entrance hall, an open plan lounge diner, a modern kitchen, a utility room and a w.c to the ground floor. The first floor features two double bedrooms and a four piece bathroom suite.

To the rear of the property there is a low maintenance, enclosed garden, mainly laid with artificial lawn.

Internal viewings come highly recommended.





## Accommodation

**Entrance Porch**- Entrance via a UPVC door to the front with laminate flooring and a door leading through to the lounge.

**Downstairs Cloakroom**- Tiled walls and flooring, W.C., vanity unit with a wash hand basin and a UPVC double glazed window to the side.

**Lounge**- 10' 2" x 15' 1" max ( 3.10m x 4.60m max )  
Fitted carpet and a UPVC window to the front.

**Dining Room**- 15' 1" x 10' 8" ( 4.60m x 3.25m )  
Carpeted flooring, UPVC window to the rear, door leading through to the kitchen and access to the staircase.

**Kitchen**- 11' 6" x 8' 1" ( 3.51m x 2.46m )  
Fitted with a matching range of wall and base units with worktop space over and a half bowl stainless steel sink with a mixer tap. Integrated dual cooker and microwave, hob with a cooker hood over and a dishwasher. Space for a fridge freezer. UPVC window and door to the side. Tiled flooring and splashbacks. Door leading through to the utility room.

**Utility Room**- 4' 9" x 4' 1" ( 1.45m x 1.24m )  
Tiled walls and flooring, space with plumbing for a washing machine and tumble dryer. Door leading through to the W.C.

**First Floor Landing**- Split level carpeted staircase with access to the attic and doors leading through to bedrooms and bathroom.

**Bedroom One**- 15' 1" x 10' 6" ( 4.60m x 3.20m )  
Carpeted flooring and two UPVC windows to the front.

**Bedroom Two**- 11' 7" x 9' 9" ( 3.53m x 2.97m )  
Carpeted flooring and a UPVC window to the rear.

**Bathroom**- Fitted with a four piece suite comprising of a free-standing bath, a wash hand basin, a w.c and a shower cubical with a glass screen. Tiled walls and vinyl flooring. A wall mounted gas combination boiler and a UPVC window with obscured glass to the rear.

## Outside

**Rear Garden**- Enclosed rear garden laid mainly with artificial lawn and patio.

## Floorplan



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